

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-Jul-04

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$184,353,585.59	\$1,031,611.94	\$1,031,611.94	\$551,570.74	\$30,807,664.77	\$32,390,847.45	\$152,994,350.08
I	1200.000000%	\$287,508.96	\$287,508.96	\$287,508.96	\$554.28	\$30,959.21	\$288,063.24	\$255,995.47
B	6.830000%	\$20,507,885.00	\$116,724.05	\$116,724.05	\$0.00	\$0.00	\$116,724.05	\$20,507,885.00
C	7.010000%	\$33,133,120.00	\$193,552.64	\$193,552.64	\$0.00	\$0.00	\$193,552.64	\$33,133,120.00
D	7.160000%	\$23,669,491.00	\$141,227.96	\$141,227.96	\$0.00	\$0.00	\$141,227.96	\$23,669,491.00
E	7.810000%	\$3,153,120.00	\$20,521.56	\$20,521.56	\$0.00	\$0.00	\$20,521.56	\$3,153,120.00
F	7.810000%	\$10,264,827.00	\$66,806.92	\$66,806.92	\$0.00	\$0.00	\$66,806.92	\$10,264,827.00
G	7.810000%	\$3,158,408.00	\$20,555.97	\$20,555.97	\$0.00	\$0.00	\$20,555.97	\$3,158,408.00
		\$278,527,945.55	\$1,878,509.99	\$1,878,509.99	\$552,125.02	\$30,838,623.98	\$33,238,299.78	\$247,137,196.55

Class	Cusip	Priority	Principal Type	Interest Type
A	20162FAA6	Senior	Sequential	Fixed
I	20162FAB4	Senior	Sequential	Fixed
B	20162FAC2	Subordinate	Sequential	Fixed
C	20162FAD0	Subordinate	Sequential	Fixed
D	20162FAE8	Subordinate	Sequential	Fixed
E	N/A	Subordinate	Pro Rata	Fixed
F	N/A	Subordinate	Pro Rata	Fixed
G	N/A	Subordinate	Pro Rata	Fixed

Payments per Bond Denomination

Commercial Capital Access One Series 2

Payment Date: 15-Jul-04

Class	Original Balance	Original % of Pool	Amounts Per Individual Security							Ending Balance	Remaining Principal Factor
			Integral Denomination	Record Date	Interest Accrual	Interest Payment	Principal Payment	Losses			
A	\$216,100,730.00	69.64%	\$1,000.00	July-04	4.77375500	4.77375500	2.55237796	\$0.00	\$152,994,350.08	0.70797702	
I	\$326,025.00	0.11%	\$1,000.00	July-04	881.86169772	881.86169772	1.70011502	\$0.00	\$255,995.47	0.78520196	
B	\$20,507,885.00	6.61%	\$1,000.00	July-04	5.69166667	5.69166667	0.00000000	\$0.00	\$20,507,885.00	1.00000000	
C	\$33,133,120.00	10.68%	\$1,000.00	July-04	5.84166667	5.84166667	0.00000000	\$0.00	\$33,133,120.00	1.00000000	
D	\$23,669,491.00	7.63%	\$1,000.00	July-04	5.96666667	5.96666667	0.00000000	\$0.00	\$23,669,491.00	1.00000000	
E	\$3,153,120.00	1.02%	\$1,000.00	July-04	6.50833333	6.50833333	0.00000000	\$0.00	\$3,153,120.00	1.00000000	
F	\$10,264,827.00	3.31%	\$1,000.00	July-04	6.50833333	6.50833333	0.00000000	\$0.00	\$10,264,827.00	1.00000000	
G	\$3,158,408.00	1.02%	\$1,000.00	July-04	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000	
	\$310,313,606.00								\$247,137,196.55		

**Commercial Capital Access One
Series 2**

Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 15-Jul-04

Collateral Proceeds Account:

Beginning Balance: \$0.00

Deposits:

Principal \$552,125.02

Interest (net of all Servicing and Trustee Fees) \$32,753,116.56

\$33,305,241.58

Withdrawals:

Principal Distribution \$31,390,749.00

Interest Payments \$1,878,509.99

Surplus \$35,982.59

\$33,305,241.58

Ending Balance

\$0.00

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Credit Enhancement Summary

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Payment Date: 15-Jul-04

Surplus and Guaranty

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	%	\$
Surplus Balance*		7.00%	22,103,587	8.73%	22,103,587	0.00	0.00	8.75%	22,103,587

Sun America Limited Guaranty

Sun America Loans Only

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Sun Loans		Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	Principal Balance	%	\$	
Limited Guaranty Amount		8.06%	14,290,065	8.41%	14,290,065	0.00	0.00	130,130,213	10.98%	14,290,065	

Principal Distribution Amount

	Total Distribution
Surplus	\$35,982.59

Number of Outstanding Mortgage Loans 91
 Scheduled Ending Principal Balance of Mortgage Loans \$252,664,429 8.36%

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	3	\$9,697,267	3.84%
90 + days	1	\$2,494,934	0.99%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	4	\$12,192,201	4.83%

Advances on Delinquencies : \$106,751.99
 Non-Recoverable Advances on Delinquencies : \$0

* includes Classes E, F, and G which were issued from the Surplus Balance Amount. See Institutional Offering Memorandum and Series Supplement for complete details.
 Note: [Unscheduled Principal Payment](#) represents six (6) loans prepaid under terms of the SunAmerica/AIG Guaranty