

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: 15-Aug-04

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$152,994,350.08	\$856,130.88	\$856,130.88	\$497,224.81	\$9,667,566.31	\$11,020,922.00	\$142,829,558.96
I	1200.000000%	\$255,995.47	\$255,995.47	\$255,995.47	\$502.63	\$9,772.59	\$256,498.10	\$245,720.25
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
		\$247,137,196.55	\$1,671,515.45	\$1,671,515.45	\$497,727.43	\$9,677,338.91	\$11,836,809.20	\$236,962,130.21

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-Aug-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	August-04	3.96172139	3.96172139	2.30089369	\$0.00	\$142,829,558.96	0.66093973	
I	\$326,025.00	0.11%	\$1,000.00	August-04	785.20196304	785.20196304	1.54168112	\$0.00	\$245,720.25	0.75368530	
B	\$20,507,885.00	6.61%	\$1,000.00	August-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	August-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	August-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	August-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	August-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	August-04	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000	
	\$310,313,606.00								\$236,962,130.21		

**Commercial Capital Access One  
Series 2**

**Monthly Remittance Report**

Commercial Capital Access One Series 2

Payment Date: 15-Aug-04

**Collateral Proceeds Account:**

Beginning Balance: \$0.00

**Deposits:**

Principal \$497,727.43

Interest (net of all Servicing and Trustee Fees) \$11,381,038.15

\$11,878,765.58

**Withdrawals:**

Principal Distribution \$10,175,066.34

Interest Payments \$1,671,515.45

Surplus \$32,183.79

\$11,878,765.58

Ending Balance \$0.00

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Series 2**

**Credit Enhancement Summary**

Commercial Capital Access One Series 2

Payment Date: 15-Aug-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	9.10%	22,103,587	0.00	0.00	9.12%	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	120,206,135	11.89%	14,290,065	

**Principal Distribution Amount**

	Total Distribution
Surplus	\$32,183.79

Number of Outstanding Mortgage Loans 85  
 Scheduled Ending Principal Balance of Mortgage Loans \$242,489,363 8.36%

**Delinquency Statistics**

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	0	\$0	0.00%
90 + days	1	\$2,490,084	1.03%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	1	\$2,490,084	1.03%

Advances on Delinquencies : \$21,700.58  
 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 three (3) loans prepaid under terms of the SunAmerica/AIG Guaranty