

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: 15-Sep-04

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$142,829,558.96	\$799,250.41	\$799,250.41	\$481,376.17	\$0.00	\$1,280,626.58	\$142,348,182.79
I	1200.000000%	\$245,720.25	\$245,720.25	\$245,720.25	\$568.77	\$0.00	\$246,289.02	\$245,151.48
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
		\$236,962,130.21	\$1,604,359.75	\$1,604,359.75	\$481,944.94	\$0.00	\$2,086,304.69	\$236,480,185.27

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-Sep-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	September-04	3.69850859	3.69850859	2.22755458	\$0.00	\$142,348,182.79	0.65871218
I	\$326,025.00	0.11%	\$1,000.00	September-04	753.68530021	753.68530021	1.74455947	\$0.00	\$245,151.48	0.75194074
B	\$20,507,885.00	6.61%	\$1,000.00	September-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	September-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	September-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	September-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	September-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	September-04	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
	\$310,313,606.00								\$236,480,185.27	

**Commercial Capital Access One  
Series 2**

**Monthly Remittance Report**

Commercial Capital Access One Series 2

Payment Date: 15-Sep-04

**Collateral Proceeds Account:**

Beginning Balance: \$0.00

**Deposits:**

Principal \$481,944.95

Interest (net of all Servicing and Trustee Fees) \$1,639,839.85

\$2,121,784.80

**Withdrawals:**

Principal Distribution \$481,944.94

Interest Payments \$1,604,359.75

Surplus \$35,480.11

\$2,121,784.80

Ending Balance \$0.00

**Commercial Capital Access One  
Series 2**

**Credit Enhancement Summary**

Commercial Capital Access One Series 2

Payment Date: 15-Sep-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	9.12%	22,103,587	0.00	0.00	9.13%	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	119,976,928	11.91%	14,290,065	

**Principal Distribution Amount**

	Total Distribution
Surplus	\$35,480.11

Number of Outstanding Mortgage Loans 82  
 Scheduled Ending Principal Balance of Mortgage Loans \$242,007,418 8.36%

**Delinquency Statistics**

	# of Loans	Current Balance	% of Current Balance
30 Days	5	\$18,772,218	7.76%
60 Days	0	\$0	0.00%
90 + days	1	\$2,485,198	1.03%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	6	\$21,257,416	8.78%

Advances on Delinquencies : \$184,663.34  
 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