

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-Oct-04

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$142,348,182.79	\$796,556.71	\$796,556.71	\$485,773.06	\$18,714,970.86	\$19,997,300.63	\$123,147,438.87
I	1200.000000%	\$245,151.48	\$245,151.48	\$245,151.48	\$686.29	\$18,487.83	\$264,325.60	\$225,977.36
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
		\$236,480,185.27	\$1,601,097.28	\$1,601,097.28	\$486,459.35	\$18,733,458.69	\$20,821,015.32	\$217,260,267.23

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-Oct-04

Class	Original Balance	Original % of Pool	Integral Denomination	Record Date	Amounts Per Individual Security				Losses	Ending Balance	Remaining Principal Factor
					Interest Accrual	Interest Payment	Principal Payment				
A	\$216,100,730.00	69.64%	\$1,000.00	October-04	3.68604357	3.68604357	2.24790106	\$0.00	\$123,147,438.87	0.56986128	
I	\$326,025.00	0.11%	\$1,000.00	October-04	751.94074074	751.94074074	2.10502865	\$0.00	\$225,977.36	0.69312893	
B	\$20,507,885.00	6.61%	\$1,000.00	October-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	October-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	October-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	October-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	October-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	October-04	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000	
	\$310,313,606.00								\$217,260,267.23		

**Commercial Capital Access One
Series 2**

Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 15-Oct-04

Collateral Proceeds Account:

Beginning Balance:	\$0.00
<u>Deposits:</u>	
Principal	\$486,459.35
Interest (net of all Servicing and Trustee Fees)	\$20,368,772.16
	\$20,855,231.52

<u>Withdrawals:</u>	
Principal Distribution	\$19,219,918.04
Interest Payments	\$1,601,097.28
Surplus	\$34,216.19
	\$20,855,231.51
Ending Balance	\$0.00

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Credit Enhancement Summary

Commercial Capital Access One Series 2

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Surplus and Guaranty

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	%	\$
Surplus Balance*		7.00%	22,103,587	9.90%	22,103,587	0.00	0.00	9.92%	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	6.02%	10,230,507	1,873,345.87	0.00	101,011,679	8.27%	8,357,161	

Principal Distribution Amount

	Total Distribution
Surplus	\$34,216.19

Number of Outstanding Mortgage Loans	82
Scheduled Ending Principal Balance of Mortgage Loans	\$222,787,500 8.36%

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	1	\$3,488,146	1.57%
60 Days	0	\$0	0.00%
90 + days	1	\$2,480,278	1.11%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	2	\$5,968,425	2.68%

Advances on Delinquencies :	<u>\$52,053.06</u>
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