

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-Nov-04

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled	Unscheduled	Total Distribution	Ending Balance
					Principal Payment	Principal Payment		
A	6.715000%	\$123,147,438.87	\$689,112.54	\$689,112.54	\$451,787.65	\$2,926,194.17	\$4,067,094.36	\$119,769,457.05
I	1200.000000%	\$225,977.36	\$225,977.36	\$225,977.36	\$829.04	\$3,259.44	\$230,065.84	\$221,888.88
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
		\$217,260,267.23	\$1,474,479.00	\$1,474,479.00	\$452,616.68	\$2,929,453.62	\$4,856,549.30	\$213,878,196.93

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-Nov-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	November-04	3.18884875	3.18884875	2.09063452	\$0.00	\$119,769,457.05	0.55422977	
I	\$326,025.00	0.11%	\$1,000.00	November-04	693.12893183	693.12893183	2.54286318	\$0.00	\$221,888.88	0.68058854	
B	\$20,507,885.00	6.61%	\$1,000.00	November-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	November-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	November-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	November-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	November-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	November-04	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000	
									\$310,313,606.00	\$213,878,196.93	

Commercial Capital Access One
Series 2

Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 15-Nov-04

Collateral Proceeds Account:

Beginning Balance:	\$0.00
<u>Deposits:</u>	
Principal	\$452,616.68
Interest (net of all Servicing and Trustee Fees)	\$4,440,081.39
	\$4,892,698.08

Withdrawals:

Principal Distribution	\$3,382,070.30
Interest Payments	\$1,474,479.00
Surplus	\$36,148.78
	\$4,892,698.08
Ending Balance	\$0.00

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Credit Enhancement Summary

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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	10.05%	22,103,587	0.00	0.00	10.07%	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	100,816,075	8.29%	8,357,161	

Principal Distribution Amount

	Total Distribution
Surplus	\$36,148.78

Number of Outstanding Mortgage Loans 77
 Scheduled Ending Principal Balance of Mortgage Loans \$219,405,430 8.36%

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	0	\$0	0.00%
60 Days	1	\$3,481,368	1.59%
90 + days	1	\$2,475,322	1.13%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	2	\$5,956,690	2.71%

Advances on Delinquencies : \$52,054.27
 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