

**Collateral Report**

**Commercial Capital Access One Series 2**

Payment Date: 15-Dec-04

| Loan Number | Borrower Name        | Interest Rate | Beginning Principal |           | Principal | Unscheduled Principal | Ending Principal Balance | Paid Through Date |
|-------------|----------------------|---------------|---------------------|-----------|-----------|-----------------------|--------------------------|-------------------|
|             |                      |               | Balance             | Interest* |           |                       |                          |                   |
| 170000      | TARRANT COUNTY VILLA | 7.950%        | 2,925,922.24        | 19,335    | 6,252     | 0                     | 2,919,670.31             | 20041101          |
| 218000      | COTTAGE VILLAS ARDEN | 9.200%        | 2,451,711.04        | 18,756    | 4,852     | 0                     | 2,446,858.64             | 20041101          |
| 247000      | GALBRAITH POINTE, LP | 7.950%        | 3,415,366.04        | 22,570    | 8,065     | 0                     | 3,407,300.76             | 20041201          |
| 297000      | LAS MONTANAS VILLAGE | 8.250%        | 2,147,567.83        | 14,729    | 4,351     | 0                     | 2,143,216.65             | 20041201          |
| 326000      | 3971 E BIJOU ASSOC   | 8.250%        | 3,359,774.44        | 23,042    | 6,807     | 0                     | 3,352,967.22             | 20041101          |
| 327000      | COTTAGES OF STEWARTV | 8.250%        | 1,917,002.89        | 13,147    | 3,919     | 0                     | 1,913,084.21             | 20041101          |
| 371000      | THE RAPIDS, LP       | 7.950%        | 3,041,592.50        | 20,100    | 5,523     | 0                     | 3,036,069.05             | 20041201          |
| 372010      | HERITAGE HOLLYBROOK, | 8.300%        | 2,043,763.41        | 14,102    | 4,770     | 0                     | 2,038,993.17             | 20041101          |
| 373000      | SANDY PINES, LTD     | 8.300%        | 758,961.83          | 5,237     | 1,852     | 0                     | 757,110.00               | 20041101          |
| 376000      | ST MARY'S ENTERPRISE | 8.800%        | 532,273.85          | 3,894     | 1,124     | 0                     | 531,149.63               | 20041201          |
| 377010      | GIFFORD GROVES LTD   | 8.590%        | 1,391,319.32        | 9,946     | 3,194     | 0                     | 1,388,125.42             | 20041101          |
| 378000      | COUNTRY CLUB WOODS A | 9.350%        | 567,847.58          | 4,415     | 1,189     | 0                     | 566,658.93               | 20041101          |
| 379000      | CALUSA SPRINGS       | 8.300%        | 1,210,209.53        | 8,350     | 2,086     | 0                     | 1,208,123.05             | 20041101          |
| 380000      | HERITAGE FOREST GROV | 9.220%        | 2,947,713.65        | 22,603    | 6,186     | 0                     | 2,941,528.03             | 20041101          |
| 381010      | HERITAGE WILLOW GLEN | 9.390%        | 3,241,633.55        | 25,318    | 6,674     | 0                     | 3,234,960.04             | 20041101          |
| 382000      | INWOOD COLONY, LTD   | 9.200%        | 1,989,933.73        | 15,230    | 4,193     | 0                     | 1,985,740.65             | 20041101          |
| 383000      | PUMPHOUSE CROSSING I | 8.250%        | 1,165,517.32        | 7,994     | 2,514     | 0                     | 1,163,003.45             | 20041101          |
| 384000      | BLACK RIVER RUN, LP  | 8.250%        | 1,018,127.86        | 6,983     | 2,196     | 0                     | 1,015,931.89             | 20041101          |
| 389000      | CROW RIVER APTS, LP  | 8.250%        | 2,227,485.29        | 15,277    | 4,719     | 0                     | 2,222,766.44             | 20041101          |
| 400000      | PTNRSH FOR QUAL AFF  | 7.950%        | 2,400,539.05        | 15,864    | 5,174     | 0                     | 2,395,364.69             | 20041201          |
| 405000      | ARBOR POINTE, LP     | 7.950%        | 4,287,518.29        | 28,333    | 9,323     | 0                     | 4,278,195.23             | 20041201          |
| 409000      | FLAMBEAU VILLAGE, LP | 8.250%        | 1,469,324.41        | 10,077    | 3,113     | 0                     | 1,466,211.70             | 20041201          |
| 410000      | STARRFIRE APTS, LP   | 8.150%        | 1,250,344.23        | 8,471     | 2,644     | 0                     | 1,247,700.62             | 20041201          |
| 411000      | T-CREEK, LP          | 8.150%        | 1,394,373.17        | 9,447     | 2,944     | 0                     | 1,391,428.69             | 20041201          |
| 412000      | FAIRWAYS AT LOST SPR | 8.150%        | 3,701,913.23        | 25,080    | 7,817     | 0                     | 3,694,095.94             | 20041201          |
| 413000      | JOHNSON MEADOWS, LP  | 8.150%        | 3,066,662.91        | 20,777    | 6,476     | 0                     | 3,060,187.07             | 20041201          |
| 414000      | WEST END PLACE, LP   | 8.150%        | 2,643,400.19        | 17,909    | 5,582     | 0                     | 2,637,818.16             | 20041201          |
| 415000      | PIKE PLACE PARTNERSH | 8.150%        | 2,995,675.27        | 20,296    | 6,326     | 0                     | 2,989,349.34             | 20041201          |
| 416000      | SHADOW LAKE, LP      | 8.150%        | 2,965,506.04        | 20,091    | 6,262     | 0                     | 2,959,243.82             | 20041201          |
| 417000      | GLADIOLA APTS, LP    | 8.150%        | 2,581,285.49        | 17,488    | 5,451     | 0                     | 2,575,834.62             | 20041201          |
| 420000      | AFFORDABLE/OAK RIDGE | 8.250%        | 3,662,712.91        | 25,120    | 7,690     | 0                     | 3,655,022.74             | 20041201          |
| 421000      | AFFORDABLE/SILVER PI | 8.250%        | 4,752,722.88        | 32,596    | 9,890     | 0                     | 4,742,832.90             | 20041201          |
| 422000      | RENAISSANCE HOUSING  | 7.950%        | 3,692,628.14        | 24,402    | 7,959     | 0                     | 3,684,668.68             | 20041201          |
| 423000      | ABSOLUT, LP          | 8.250%        | 935,540.20          | 6,416     | 1,895     | 0                     | 933,644.71               | 20041101          |
| 424000      | VISTA POINTE, LP     | 7.950%        | 2,908,193.19        | 19,218    | 6,160     | 0                     | 2,902,033.11             | 20041201          |
| 425000      | BALLINGER OAKS 1991, | 8.900%        | 1,734,950.24        | 12,839    | 3,081     | 0                     | 1,731,869.30             | 20041101          |
| 427000      | COLONIAL HOUSING PAR | 7.950%        | 2,619,271.05        | 17,309    | 5,452     | 0                     | 2,613,818.62             | 20041101          |
| 428000      | GREENS OF RIVERGATE, | 7.950%        | 4,527,052.97        | 29,916    | 9,424     | 0                     | 4,517,629.20             | 20041101          |
| 435000      | NORTH POINTE, LP     | 7.950%        | 3,274,659.00        | 21,640    | 6,758     | 0                     | 3,267,901.12             | 20041201          |
| 443000      | TERRACE PARK, LP     | 7.950%        | 5,726,614.18        | 37,843    | 11,034    | 0                     | 5,715,579.74             | 20041101          |
| 446000      | ARLINGTON RIDGE INV, | 8.250%        | 1,419,319.75        | 9,734     | 2,678     | 0                     | 1,416,641.55             | 20041201          |
| 447000      | CHURCHLAND COURTYARD | 7.950%        | 3,465,188.96        | 22,899    | 7,276     | 0                     | 3,457,912.69             | 20041201          |
| 448000      | VILLAGE CREEK        | 8.350%        | 2,020,956.76        | 14,029    | 3,471     | 0                     | 2,017,485.47             | 20041201          |
| 450000      | WILLOW POINTE, LP    | 7.950%        | 4,510,675.91        | 29,808    | 8,691     | 0                     | 4,501,984.43             | 20041101          |
| 451000      | ORCHARD POINTE, LP   | 7.950%        | 3,481,367.68        | 22,498    | 7,123     | 0                     | 3,474,245.10             | 20040801          |
| 457010      | CRAWFORD-ROBERTS, LP | 7.850%        | 3,674,620           | 23,977    | 7,131     | 0                     | 3,667,488.68             | 20041201          |
| 461010      | SOUTHWEST POINTE, LP | 7.950%        | 3,640,191           | 24,056    | 7,003     | 0                     | 3,633,187.56             | 20041101          |
| 469000      | OAKRIDGE/SOUTHAVEN,  | 7.950%        | 5,721,816           | 37,812    | 11,706    | 0                     | 5,710,109.79             | 20041101          |
| 474000      | GREENWOOD ELDERLY AP | 7.850%        | 1,517,690           | 9,903     | 3,125     | 0                     | 1,514,564.72             | 20041101          |
| 476000      | HAWTHORNE VI, LP     | 7.850%        | 7,581,816           | 49,471    | 14,714    | 0                     | 7,567,101.64             | 20041201          |
| 478000      | WHITE OAK-LASSEN APT | 7.850%        | 1,698,168           | 11,081    | 3,108     | 0                     | 1,695,060.95             | 20041201          |
| 492000      | BRANDON GLEN, LP     | 7.900%        | 5,391,754           | 35,406    | 9,666     | 0                     | 5,382,088.73             | 20041201          |
| 498000      | SOUTHBROOK III       | 8.350%        | 1,736,369           | 12,053    | 2,982     | 0                     | 1,733,386.64             | 20041101          |
| 500190      | WESTMINSTER MISSOURI | 8.450%        | 1,413,182           | 9,928     | 2,517     | 0                     | 1,410,664.89             | 20041201          |
| 503000      | PTNRSH FOR QUAL AFF  | 7.950%        | 2,871,997           | 18,979    | 5,172     | 0                     | 2,866,825.64             | 20041201          |
| 505000      | THE MEADOWS          | 7.950%        | 3,619,369           | 23,918    | 6,405     | 0                     | 3,612,963.11             | 20041201          |
| 510004      | OAKCREEK-LINCOLN LTD | 7.950%        | 2,409,632           | 15,924    | 4,376     | 0                     | 2,405,256.36             | 20041101          |
| 510005      | PINE RIDGE           | 7.950%        | 4,159,354           | 27,486    | 7,366     | 0                     | 4,151,988.69             | 20041101          |
| 510010      | MASTERSON EQUITIES,  | 7.900%        | 6,839,897           | 44,915    | 12,262    | 0                     | 6,827,634.87             | 20041201          |

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|-------------|--------------------------|---------------|-----------------------------|----------------------|-------------------|-----------------------|--------------------------|-------------------|
| 800007      | DEEP RIVER WAREHOUSE     | 8.625%        | 2,475,322                   | 17,234               | 4,991             | 0                     | 2,470,330.99             | 20030401          |
| 800009      | SPRINGFIELD TOWER, I     | 8.650%        | 1,199,031                   | 8,623                | 3,144             | 0                     | 1,195,887.35             | 20041201          |
| 800011      | DOGWOOD                  | 9.125%        | 1,144,708                   | 8,685                | 2,105             | 0                     | 1,142,603.90             | 20041201          |
| 800013      | RAYNOR ASSOCIATES, L     | 8.250%        | 1,677,954                   | 11,508               | 3,458             | 0                     | 1,674,496.17             | 20041201          |
| 800015      | HICKORY POINTE, LP       | 8.375%        | 4,437,694                   | 30,897               | 8,870             | 0                     | 4,428,824.63             | 20041201          |
| 800016      | TOWNE AIR                | 8.250%        | 1,876,126                   | 12,867               | 13,668            | 0                     | 1,862,458.34             | 20041201          |
| 800018      | GATEWAY 4                | 8.200%        | 2,455,962                   | 16,741               | 5,004             | 0                     | 2,450,957.66             | 20041201          |
| 800019      | GATEWAY 1                | 8.200%        | 3,059,537                   | 20,856               | 6,180             | 0                     | 3,053,357.66             | 20041101          |
| 800022      | GATEWAY 2                | 8.200%        | 2,283,568                   | 15,566               | 4,612             | 0                     | 2,278,955.39             | 20041101          |
| 800023      | GATEWAY 3                | 8.200%        | 3,637,479                   | 24,795               | 7,412             | 0                     | 3,630,067.20             | 20041101          |
| 800025      | SAVI RANCH INVESTMEN     | 8.125%        | 4,841,645                   | 32,701               | 10,124            | 0                     | 4,831,520.50             | 20041201          |
| 800027      | PICADILLY 1 - SHAW       | 8.400%        | 3,055,836                   | 21,340               | 6,091             | 0                     | 3,049,745.36             | 20041101          |
| 800028      | PICADILLY 2 - UNIVERSITY | 8.400%        | 2,971,980                   | 20,754               | 5,924             | 0                     | 2,966,055.93             | 20041101          |
| 800029      | PICADILLY 3 - AIRPORT    | 8.400%        | 2,631,620                   | 18,377               | 5,245             | 0                     | 2,626,375.17             | 20041101          |
| 800030      | PICADILLY 4 - CHATEAU    | 8.400%        | 1,107,400                   | 7,733                | 2,207             | 0                     | 1,105,192.42             | 20041101          |
| 800031      | GC MERCHANDISE MART      | 8.300%        | 10,173,853                  | 70,200               | 20,687            | 0                     | 10,153,165.95            | 20041101          |
| 800035      | COLONIAL VILLAGE         | 8.100%        | 2,257,738                   | 15,202               | 4,611             | 0                     | 2,253,126.77             | 20041201          |
|             |                          | <b>8.135%</b> | <b>219,405,429.72</b>       | <b>1,490,120.470</b> | <b>452,029.28</b> | <b>0.00</b>           | <b>218,953,400.44</b>    | <b>76</b>         |