

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: 15-Jan-05

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled	Unscheduled	Total Distribution	Ending Balance
					Principal Payment	Principal Payment		
A	6.715000%	\$119,317,967.77	\$667,683.46	\$667,683.46	\$454,644.72	\$3,463,525.53	\$4,585,853.71	\$115,399,797.52
I	1200.000000%	\$221,348.89	\$221,348.89	\$221,348.89	\$465.97	\$3,549.80	\$225,364.66	\$217,333.12
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
		\$213,426,167.66	\$1,448,421.45	\$1,448,421.45	\$455,110.69	\$3,467,075.33	\$5,370,607.47	\$209,503,981.64

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-Jan-05

Class	Original Balance	Original % of Pool	Integral Denomination	Record Date	Amounts Per Individual Security					Remaining Principal Factor
					Interest Accrual	Interest Payment	Principal Payment	Losses	Ending Balance	
A	\$216,100,730.00	69.64%	\$1,000.00	January-05	3.08968628	3.08968628	2.10385555	\$0.00	\$115,399,797.52	0.53400929
I	\$326,025.00	0.11%	\$1,000.00	January-05	678.93225980	678.93225980	1.42924531	\$0.00	\$217,333.12	0.66661489
B	\$20,507,885.00	6.61%	\$1,000.00	January-05	5.69166667	5.69166667	0.00000000	\$0.00	\$20,507,885.00	1.00000000
C	\$33,133,120.00	10.68%	\$1,000.00	January-05	5.84166667	5.84166667	0.00000000	\$0.00	\$33,133,120.00	1.00000000
D	\$23,669,491.00	7.63%	\$1,000.00	January-05	5.96666667	5.96666667	0.00000000	\$0.00	\$23,669,491.00	1.00000000
E	\$3,153,120.00	1.02%	\$1,000.00	January-05	6.50833333	6.50833333	0.00000000	\$0.00	\$3,153,120.00	1.00000000
F	\$10,264,827.00	3.31%	\$1,000.00	January-05	6.50833333	6.50833333	0.00000000	\$0.00	\$10,264,827.00	1.00000000
G	\$3,158,408.00	1.02%	\$1,000.00	January-05	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
									\$310,313,606.00	\$209,503,981.64

Commercial Capital Access One  
Series 2

Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 15-Jan-05

Collateral Proceeds Account:

Beginning Balance:	\$0.00
<u>Deposits:</u>	
Principal	\$455,110.69
Interest (net of all Servicing and Trustee Fees)	\$4,950,571.30
	\$5,405,681.99

Withdrawals:

Principal Distribution	\$3,922,186.02
Interest Payments	\$1,448,421.45
Surplus	\$35,074.52
	\$5,405,681.99
Ending Balance	\$0.00

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Series 2**

**Credit Enhancement Summary**

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Payment Date: 15-Jan-05

**Surplus and Guaranty**

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	%	\$
Surplus Balance*		7.00%	22,103,587	10.26%	22,103,587	0.00	0.00	10.28%	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	96,950,151	8.62%	8,357,161	

**Principal Distribution Amount**

	Total Distribution
Surplus	\$35,074.52

Number of Outstanding Mortgage Loans	76
Scheduled Ending Principal Balance of Mortgage Loans	\$215,031,214 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	\$2,465,304	1.15%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	1	\$2,465,304	1.15%

Advances on Delinquencies :	\$22,226.89
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 loan prepaid under terms of the SunAmerica/AIG Guaranty