

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-May-05

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled	Unscheduled	Total Distribution	Ending Balance
					Principal Payment	Principal Payment		
A	6.715000%	\$114,031,683.98	\$638,102.30	\$638,102.30	462,781.61	\$0.00	\$1,100,883.91	\$113,568,902.36
I	1200.000000%	\$215,693.71	\$215,693.71	\$215,693.71	\$554.64	\$0.00	\$216,248.35	\$215,139.07
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
		\$208,134,228.68	\$1,413,185.10	\$1,413,185.10	\$463,336.25	\$0.00	\$1,876,521.35	\$207,670,892.43

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-May-05

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	May-05	2.95280029	2.95280029	2.14150879	\$0.00	\$113,568,902.36	0.52553688	
I	\$326,025.00	0.11%	\$1,000.00	May-05	661.58640157	661.58640157	1.70121938	\$0.00	\$215,139.07	0.65988518	
B	\$20,507,885.00	6.61%	\$1,000.00	May-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	May-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	May-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	May-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	May-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	May-05	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000	
									\$310,313,606.00	\$207,670,892.43	

Commercial Capital Access One
Series 2

Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 15-May-05

Collateral Proceeds Account:

Beginning Balance:	\$0.00
<u>Deposits:</u>	
Principal	\$463,336.25
Interest (net of all Servicing and Trustee Fees)	\$1,448,675.43
	\$1,912,011.68

Withdrawals:

Principal Distribution	\$463,336.25
Interest Payments	\$1,413,185.10
Surplus	\$35,490.33
	\$1,912,011.68
Ending Balance	\$0.00

**Commercial Capital Access One
Series 2**

Credit Enhancement Summary

Commercial Capital Access One Series 2

Payment Date: 15-May-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	10.35%	22,103,587	0.00	0.00	10.37%	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	96,156,313	8.69%	8,357,161	

Principal Distribution Amount

	Total Distribution
Surplus	\$35,490.33

Number of Outstanding Mortgage Loans 75
 Scheduled Ending Principal Balance of Mortgage Loans \$213,198,125 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	\$2,444,831	1.15%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	1	\$2,444,831	1.15%

Advances on Delinquencies : \$22,232.54
 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.