

**Commercial Capital Access One
Series 2**

Payment Date Report

Commercial Capital Access One Series 2

Payment Date: 15-Jun-05

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$113,568,902.36	\$635,512.65	\$635,512.65	466,915.15	\$0.00	\$1,102,427.80	\$113,101,987.21
I	1200.000000%	\$215,139.07	\$215,139.07	\$215,139.07	\$559.54	\$0.00	\$215,698.61	\$214,579.53
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
		\$207,670,892.43	\$1,410,040.81	\$1,410,040.81	\$467,474.69	\$0.00	\$1,877,515.50	\$207,203,417.74

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-Jun-05

Class	Original Balance	Original % of Pool	Amounts Per Individual Security						Losses	Ending Balance	Remaining Principal Factor
			Integral Denomination	Record Date	Interest Accrual	Interest Payment	Principal Payment				
A	\$216,100,730.00	69.64%	\$1,000.00	June-05	2.94081676	2.94081676	2.16063663	\$0.00	\$113,101,987.21	0.52337624	
I	\$326,025.00	0.11%	\$1,000.00	June-05	659.88518219	659.88518219	1.71624833	\$0.00	\$214,579.53	0.65816893	
B	\$20,507,885.00	6.61%	\$1,000.00	June-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	June-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	June-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	June-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	June-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	June-05	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000	
	\$310,313,606.00								\$207,203,417.74		

**Commercial Capital Access One
Series 2**

Monthly Remittance Report

Commercial Capital Access One Series 2

Payment Date: 15-Jun-05

Collateral Proceeds Account:

Beginning Balance:	\$0.00
<u>Deposits:</u>	
Principal	\$467,474.69
Interest (net of all Servicing and Trustee Fees)	\$1,445,420.02
	\$1,912,894.71

Withdrawals:

Principal Distribution	\$467,474.69
Interest Payments	\$1,410,040.81
Surplus	\$35,379.21
	\$1,912,894.71
Ending Balance	\$0.00

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Credit Enhancement Summary

Commercial Capital Access One Series 2

Payment Date: 15-Jun-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	10.37%	22,103,587	0.00	0.00	10.39%	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	9.02%	8,677,297	0.00	0.00	95,953,821	9.04%	8,677,297	

Principal Distribution Amount

	Total Distribution
Surplus	\$35,379.21

Number of Outstanding Mortgage Loans 75
Scheduled Ending Principal Balance of Mortgage Loans \$212,730,651 8.36%

Delinquency Statistics

	# of Loans	Current Balance	% of Current Balance
30 Days	2	\$3,708,560	1.74%
60 Days	0	\$0	0.00%
90 + days	1	\$2,439,621	1.15%
F/C	0	\$0	0.00%
REO	0	\$0	0.00%
	3	\$6,148,181	2.89%

Advances on Delinquencies : \$55,701.13
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.