



135 S. LaSalle Street, Suite 1625
Chicago, IL 60603
USA

***Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8***

Statement Date: 12-May-06
Payment Date: 12-May-06
Prior Payment: 14-Apr-06
Next Payment: 14-Jun-06
Record Date: 28-Apr-06

Administrator:

Nick Xeros 312.904.0708
nick.xeros@abnamro.com

***ABN AMRO Acct: 723555.1
Reporting Package Table of Contents***

Analyst:

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<div>Issue Id: Monthly Data File Name:</div> <div>MSC06HQ8 MSC06HQ8_200605_3.ZIP</div>	<div>Statements to Certificateholders Cash Reconciliation Summary Shortfall Summary Report Bond Interest Reconciliation Bond Interest Reconciliation Bond Principal Reconciliation Rating Information Asset-Backed Facts ~ 15 Month Loan Status Summary Delinquent Loan Detail Asset-Backed Facts ~ 15 Month Loan Payoff/Loss Summary Historical Collateral Prepayment Mortgage Loan Characteristics Loan Level Detail Specially Serviced (Part I) - Loan Detail Specially Serviced (Part II) - Servicer Comments Modified Loan Detail Summary of Loan Maturity Extensions Realized Loss Detail Collateral Realized Loss Historical REO Report Appraisal Reduction Detail Material Breaches Detail</div> <div>Page(s) Page 2-4 Page 5 Page 6 Page 7-8 Page 9-10 Page 11-12 Page 13-14 Page 15 Page 16 Page 17 Page 18 Page 19-21 Page 22-33 Page 34 Page 35 Page 36 Page 37 Page 38 Page 39 Page 40 Page 41 Page 42</div>	<div>Closing Date: First Payment Date: Rated Final Payment Date: Determination Date:</div> <div>28-Mar-2006 14-Apr-2006 14-Mar-2044 8-May-2006</div> <div>Trust Collection Period 4/11/2006 - 5/8/2006</div>
<div>Parties to The Transaction</div> <div>Depositor: Morgan Stanley Capital I Inc. Underwriter: Morgan Stanley & Co. Incorporated Master Servicer: Wells Fargo Bank, National Association Special Servicer: J.E. Robert Company, Inc Rating Agency: Standard & Poor's/Moody's Investors Service, Inc.</div>		
<div>Information is available for this issue from the following sources</div> <div>LaSalle Web Site Servicer Web Site LaSalle Factor Line</div> <div>www.etrustee.net www.wellsfargo.com/cms 800.246.5761</div>		



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WAC: 5.512994%
 WAMM: 126

REMIC III
ABN AMRO Acct: 723555.1

Class	Original Face Value (1)	Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
A-1 617451FF1	144,800,000.00	143,416,264.94 990.443818646	1,557,740.94 10.757879420	0.00 0.000000000	0.00 0.000000000	141,858,524.00 979.685939227	612,387.45 4.229195097	0.00 0.000000000	5.1240000000% Fixed
A-1A 617451FG9	509,109,000.00	508,954,083.33 999.695710211	176,151.65 0.345999874	0.00 0.000000000	0.00 0.000000000	508,777,931.68 999.349710337	2,280,244.23 4.478892005	0.00 0.000000000	5.3763063714%
A-2 617451FH7	130,400,000.00	130,400,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	130,400,000.00 1000.000000000	583,974.67 4.478333359	0.00 0.000000000	5.3740000000% Fixed
A-3 617451FJ3	73,100,000.00	73,100,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	73,100,000.00 1000.000000000	331,466.25 4.534422025	0.00 0.000000000	5.4413063714%
A-AB 617451FK0	149,000,000.00	149,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	149,000,000.00 1000.000000000	669,544.71 4.493588658	0.00 0.000000000	5.3923063714%
A-4 617451FL8	905,453,000.00	905,453,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	905,453,000.00 1000.000000000	4,065,715.14 4.490255309	0.00 0.000000000	5.3883063714%
A-M 617451FM6	273,123,000.00	273,123,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	273,123,000.00 1000.000000000	1,237,544.52 4.531088630	0.00 0.000000000	5.4373063714%
A-J 617451FN4	198,014,000.00	198,014,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	198,014,000.00 1000.000000000	902,334.35 4.556921985	0.00 0.000000000	5.4683063714%
X 617451FU8/U6176PVE3	2,731,231,518.00 N	2,729,692,866.27 999.436645440	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,727,958,973.68 998.801806329	194,189.87 0.071099747	0.00 0.000000000	0.0853677898%
X-RC 617451FV6/U6176PVF0	64,000,000.00 N	63,388,848.74 990.450761562	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	62,719,497.06 979.992141563	23,770.82 0.371419062	0.00 0.000000000	0.4500000000%
B 617451FP9	17,070,000.00	17,070,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	17,070,000.00 1000.000000000	77,786.66 4.556922086	0.00 0.000000000	5.4683063714%
C 617451FQ7	40,969,000.00	40,969,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	40,969,000.00 1000.000000000	186,692.54 4.556922063	0.00 0.000000000	5.4683063714%
D 617451FR5	34,140,000.00	34,140,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	34,140,000.00 1000.000000000	155,573.32 4.556922086	0.00 0.000000000	5.4683063714%
E 617451FS3	13,656,000.00	13,656,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	13,656,000.00 1000.000000000	62,229.33 4.556922232	0.00 0.000000000	5.4683063714%
F 617451FT1	23,898,000.00	23,898,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	23,898,000.00 1000.000000000	108,901.32 4.556921918	0.00 0.000000000	5.4683063714%
G 617451FW4/U6176PVG8	27,313,000.00	27,313,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	27,313,000.00 1000.000000000	124,463.21 4.556921979	0.00 0.000000000	5.4683063714%
H 617451FX2/U6176PVH6	37,554,000.00	37,554,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	37,554,000.00 1000.000000000	171,130.65 4.556922032	0.00 0.000000000	5.4683063714%

Notes: (1) N denotes notional balance not included in total (2) Accrued Interest Plus/Minus Interest Adjustment Minus Deferred Interest equals Interest Payment (3) Estimated. * Denotes Controlling Class



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WAC: 5.512994%
 WAMM: 126

REMIC III
ABN AMRO Acct: 723555.1

Class	Original Face Value (1)	Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
J 617451FY0/U6176PVJ2	27,313,000.00	27,313,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	27,313,000.00 1000.000000000	124,463.21 4.556921979	0.00 0.000000000	5.4683063714%
K 617451FZ7/U6176PVK9	27,312,000.00	27,312,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	27,312,000.00 1000.000000000	124,458.65 4.556921866	0.00 0.000000000	5.4683063714%
L 617451GA1/U6176PVL7	13,656,000.00	13,656,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	13,656,000.00 1000.000000000	58,743.56 4.301666667	0.00 0.000000000	5.1620000000%
M 617451GB9/U6176PVM5	10,242,000.00	10,242,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	10,242,000.00 1000.000000000	44,057.67 4.301666667	0.00 0.000000000	5.1620000000%
N 617451GC7/U6176PVN3	10,242,000.00	10,242,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	10,242,000.00 1000.000000000	44,057.67 4.301666667	0.00 0.000000000	5.1620000000%
O 617451GD5/U6176PVP8	6,828,000.00	6,828,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	6,828,000.00 1000.000000000	29,371.78 4.301666667	0.00 0.000000000	5.1620000000%
P 617451GE3/U6176PVQ6	6,828,000.00	6,828,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	6,828,000.00 1000.000000000	29,371.78 4.301666667	0.00 0.000000000	5.1620000000%
Q 617451GF0/U6176PVR4	13,657,000.00	13,657,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	13,657,000.00 1000.000000000	58,747.86 4.301666545	0.00 0.000000000	5.1620000000%
S 617451GG8/U6176PVS2	37,554,518.00	37,554,518.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	37,554,518.00 1000.000000000	161,547.02 4.301666713	0.00 0.000000000	5.1620000000%
R-I 9ABS2508	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
R-II 9ABS2509	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
R-III 9ABS2510	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
Total	2,731,231,518.00	2,729,692,866.27	1,733,892.59	0.00	0.00	2,727,958,973.68	12,462,768.24	0.00	

Total P&I Payment	14,196,660.83
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WAC: 5.512994%
WAMM: 126

Grantor Trust
ABN AMRO Acct: 723555.1

Class	Original Face Value (1)	Opening Balance Per \$ 1000	Principal Payment Per \$ 1000	Principal Adj. or Loss Per \$ 1000	Negative Amortization Per \$ 1000	Closing Balance Per \$ 1000	Interest Payment (2) Per \$ 1000	Interest Adjustment Per \$ 1000	Pass-Through Rate Next Rate(3)
T 617451GH6	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Total P&I Payment	0.00
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ABN AMRO Acct: 723555.1
Cash Reconciliation Summary

Interest Summary	
Current Scheduled Interest	11,587,286.85
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	946,173.97
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	12,533,460.82
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(68,781.76)
Less Fee Strips Paid by Servicer	0.00

Less Fees & Expenses Paid By/To Servicer	
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
Total Unscheduled Fees & Expenses	0.00

Total Interest Due Trust	12,464,679.06
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(641.30)
Fee Strips	(1,269.53)
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,910.83)

Total Interest Due Certs	12,462,768.23
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	1,678,583.50
Advanced Scheduled Principal	55,309.49
Scheduled Principal	1,733,892.99
Unscheduled Principal:	
Curtailments	(0.40)
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	(0.40)
Remittance Principal	1,733,892.59

Remittance P&I Due Trust	14,198,571.65
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Remittance P&I Due Certs	14,196,660.82
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Pool Balance Summary		
	Balance	Count
Beginning Pool	2,729,692,866.79	269
Scheduled Principal	1,733,892.99	0
Unscheduled Principal	(0.40)	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	2,727,958,974.20	269

Non-P&I Servicing Advance Summary	
	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
Ending Outstanding	0.00

Servicing Fee Summary	
Current Servicing Fees	68,781.76
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	7,190.50
Total Servicing Fees	75,972.25

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPIS	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
PPIS Reducing Scheduled Interest	0.00
PPIS Reducing Servicing Fee	0.00
PPIS Due Certificate	0.00

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	326,502.17	4,302,908.45
Plus Current Period	55,309.49	946,173.97
Less Recovered	(326,502.17)	(4,302,908.45)
Less Non Recovered	0.00	0.00
Ending Outstanding	55,309.49	946,173.97

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Interest Adjustments Summary

Shortfall Allocated to the Bonds:

Net Prepayment Int. Shortfalls Allocated to the Bonds	0.00
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Legal Fees	0.00
Misc. Fees & Expenses Paid by/to Servicer	0.00
Interest Paid to Servicer on Outstanding Advances	0.00
ASER Interest Advance Reduction	0.00
Interest Not Advanced (Current Period)	0.00
Recoup of Prior Advances by Servicer	0.00
Servicing Fees Paid Servicer on Loans Not Advanced	0.00
Misc. Fees & Expenses Paid by Trust	0.00
Shortfall Due to Rate Modification	0.00
Other Interest Loss	0.00
Total Shortfall Allocated to the Bonds	0.00

Excess Allocated to the Bonds:

Other Interest Proceeds Due the Bonds	0.00
Prepayment Interest Excess Due the Bonds	0.00
Interest Income	0.00
Yield Maintenance Penalties Due the Bonds	0.00
Prepayment Penalties Due the Bonds	0.00
Recovered ASER Interest Due the Bonds	0.00
Recovered Interest Due the Bonds	0.00
ARD Excess Interest	0.00
Total Excess Allocated to the Bonds	0.00

Aggregate Interest Adjustment Allocated to the Bonds

Total Excess Allocated to the Bonds	0.00
Less Total Shortfall Allocated to the Bonds	0.00
Total Interest Adjustment to the Bonds	0.00

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Bond Interest Reconciliation Detail

Class	Accrual		Opening Balance	Pass-Through Rate	Accrued Certificate Interest	Total Interest Additions	Total Interest Deductions	Distributable Certificate Interest	Interest Payment Amount	Current Period Shortfall Recovery	Remaining Outstanding Interest Shortfalls	Credit Support	
	Method	Days										Original	Current (1)
A-1	30/360	30	143,416,264.94	5.124000%	612,387.45	0.00	0.00	612,387.45	612,387.45	0.00	0.00	30.00%	30.04%
A-1A	30/360	30	508,954,083.33	5.376306%	2,280,244.23	0.00	0.00	2,280,244.23	2,280,244.23	0.00	0.00	30.00%	30.04%
A-2	30/360	30	130,400,000.00	5.374000%	583,974.67	0.00	0.00	583,974.67	583,974.67	0.00	0.00	30.00%	30.04%
A-3	30/360	30	73,100,000.00	5.441306%	331,466.25	0.00	0.00	331,466.25	331,466.25	0.00	0.00	30.00%	30.04%
A-AB	30/360	30	149,000,000.00	5.392306%	669,544.71	0.00	0.00	669,544.71	669,544.71	0.00	0.00	30.00%	30.04%
A-4	30/360	30	905,453,000.00	5.388306%	4,065,715.14	0.00	0.00	4,065,715.14	4,065,715.14	0.00	0.00	30.00%	30.04%
A-M	30/360	30	273,123,000.00	5.437306%	1,237,544.52	0.00	0.00	1,237,544.52	1,237,544.52	0.00	0.00	20.00%	20.02%
A-J	30/360	30	198,014,000.00	5.468306%	902,334.35	0.00	0.00	902,334.35	902,334.35	0.00	0.00	12.75%	12.77%
X	30/360	30	2,729,692,866.27	0.085368%	194,189.87	0.00	0.00	194,189.87	194,189.87	0.00	0.00	NA	NA
X-RC	30/360	30	63,388,848.74	0.450000%	23,770.82	0.00	0.00	23,770.82	23,770.82	0.00	0.00	NA	NA
B	30/360	30	17,070,000.00	5.468306%	77,786.66	0.00	0.00	77,786.66	77,786.66	0.00	0.00	12.13%	12.14%
C	30/360	30	40,969,000.00	5.468306%	186,692.54	0.00	0.00	186,692.54	186,692.54	0.00	0.00	10.63%	10.64%
D	30/360	30	34,140,000.00	5.468306%	155,573.32	0.00	0.00	155,573.32	155,573.32	0.00	0.00	9.38%	9.39%
E	30/360	30	13,656,000.00	5.468306%	62,229.33	0.00	0.00	62,229.33	62,229.33	0.00	0.00	8.88%	8.89%
F	30/360	30	23,898,000.00	5.468306%	108,901.32	0.00	0.00	108,901.32	108,901.32	0.00	0.00	8.00%	8.01%
G	30/360	30	27,313,000.00	5.468306%	124,463.21	0.00	0.00	124,463.21	124,463.21	0.00	0.00	7.00%	7.01%
H	30/360	30	37,554,000.00	5.468306%	171,130.65	0.00	0.00	171,130.65	171,130.65	0.00	0.00	5.63%	5.63%
J	30/360	30	27,313,000.00	5.468306%	124,463.21	0.00	0.00	124,463.21	124,463.21	0.00	0.00	4.63%	4.63%
K	30/360	30	27,312,000.00	5.468306%	124,458.65	0.00	0.00	124,458.65	124,458.65	0.00	0.00	3.63%	3.63%
L	30/360	30	13,656,000.00	5.162000%	58,743.56	0.00	0.00	58,743.56	58,743.56	0.00	0.00	3.13%	3.13%
M	30/360	30	10,242,000.00	5.162000%	44,057.67	0.00	0.00	44,057.67	44,057.67	0.00	0.00	2.75%	2.75%

(1) Determined as follows: (A) the ending balance of all the classes less (B) the sum of (i) the ending balance of the class and (ii) the ending balance of all classes which are not subordinate to the class divided by (A).

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Bond Interest Reconciliation Detail

Class	Accrual		Opening Balance	Pass-Through Rate	Accrued Certificate Interest	Total Interest Additions	Total Interest Deductions	Distributable Certificate Interest	Interest Payment Amount	Current Period Shortfall Recovery	Remaining Outstanding Interest Shortfalls	Credit Support	
	Method	Days										Original	Current (1)
N	30/360	30	10,242,000.00	5.162000%	44,057.67	0.00	0.00	44,057.67	44,057.67	0.00	0.00	2.38%	2.38%
O	30/360	30	6,828,000.00	5.162000%	29,371.78	0.00	0.00	29,371.78	29,371.78	0.00	0.00	2.13%	2.13%
P	30/360	30	6,828,000.00	5.162000%	29,371.78	0.00	0.00	29,371.78	29,371.78	0.00	0.00	1.88%	1.88%
Q	30/360	30	13,657,000.00	5.162000%	58,747.86	0.00	0.00	58,747.86	58,747.86	0.00	0.00	1.38%	1.38%
S	30/360	30	37,554,518.00	5.162000%	161,547.02	0.00	0.00	161,547.02	161,547.02	0.00	0.00	0.00%	0.00%
T		30	0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
					12,462,768.24	0.00	0.00	12,462,768.24	12,462,768.24	0.00	0.00		

(1) Determined as follows: (A) the ending balance of all the classes less (B) the sum of (i) the ending balance of the class and (ii) the ending balance of all classes which are not subordinate to the class divided by (A).

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8

Statement Date: 12-May-06
Payment Date: 12-May-06
Prior Payment: 14-Apr-06
Next Payment: 14-Jun-06
Record Date: 28-Apr-06

ABN AMRO Acct: 723555.1
Bond Interest Reconciliation Detail

Class	Prior Interest Due Date	Current Interest Due Date	Additions					Deductions			Distributable Certificate Interest	Interest Payment Amount
			Prior Interest Shortfall Due	Interest Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)	Allocable PPIS	Deferred & Accretion Interest	Interest Loss Expense		
A-1	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	612,387.45	612,387.45
A-1A	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,280,244.23	2,280,244.23
A-2	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	583,974.67	583,974.67
A-3	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	331,466.25	331,466.25
A-AB	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	669,544.71	669,544.71
A-4	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,065,715.14	4,065,715.14
A-M	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,237,544.52	1,237,544.52
A-J	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	902,334.35	902,334.35
X	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	194,189.87	194,189.87
X-RC	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,770.82	23,770.82
B	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77,786.66	77,786.66
C	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	186,692.54	186,692.54
D	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	155,573.32	155,573.32
E	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62,229.33	62,229.33
F	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108,901.32	108,901.32
G	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	124,463.21	124,463.21
H	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	171,130.65	171,130.65
J	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	124,463.21	124,463.21
K	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	124,458.65	124,458.65
L	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58,743.56	58,743.56
M	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,057.67	44,057.67
N	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,057.67	44,057.67
O	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,371.78	29,371.78
P	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,371.78	29,371.78
Q	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58,747.86	58,747.86

(1) Other Interest Proceeds are additional interest amounts specifically allocated to the bond(s) and used in determining the Bondholder's Distributable Interest.

***Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8***

Statement Date: 12-May-06
Payment Date: 12-May-06
Prior Payment: 14-Apr-06
Next Payment: 14-Jun-06
Record Date: 28-Apr-06

***ABN AMRO Acct: 723555.1
Bond Interest Reconciliation Detail***

Class	Prior Interest Due Date	Current Interest Due Date	Additions					Deductions			Distributable Certificate Interest	Interest Payment Amount
			Prior Interest Shortfall Due	Interest Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)	Allocable PPIS	Deferred & Accretion Interest	Interest Loss Expense		
S	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	161,547.02	161,547.02
T	1-Apr-2006	1-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,462,768.24	12,462,768.24

(1) Other Interest Proceeds are additional interest amounts specifically allocated to the bond(s) and used in determining the Bondholder's Distributable Interest.



Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8

Statement Date: 12-May-06
 Payment Date: 12-May-06
 Prior Payment: 14-Apr-06
 Next Payment: 14-Jun-06
 Record Date: 28-Apr-06

ABN AMRO Acct: 723555.1
Bond Principal Reconciliation

Class	Original Class Balance	Beginning Class Balance	Additions				Losses			Ending Class Balance	Rated Final Maturity	Credit Support	
			Scheduled Principal Payment	Unscheduled Principal Payment	Extra Principal Payment Amt	Prior Loss Reimburs.	Current Losses	Cumulative Losses	Interest on Losses			Original	Current
A-1	144,800,000.00	143,416,264.94	1,557,740.94	0.00	0.00	0.00	0.00	0.00	0.00	141,858,524.00	3/14/2044	30.00%	30.04%
A-1A	509,109,000.00	508,954,083.33	176,151.65	0.00	0.00	0.00	0.00	0.00	0.00	508,777,931.68	3/14/2044	30.00%	30.04%
A-2	130,400,000.00	130,400,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	130,400,000.00	3/14/2044	30.00%	30.04%
A-3	73,100,000.00	73,100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73,100,000.00	3/14/2044	30.00%	30.04%
A-AB	149,000,000.00	149,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	149,000,000.00	3/14/2044	30.00%	30.04%
A-4	905,453,000.00	905,453,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	905,453,000.00	3/14/2044	30.00%	30.04%
A-M	273,123,000.00	273,123,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	273,123,000.00	3/14/2044	20.00%	20.02%
A-J	198,014,000.00	198,014,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	198,014,000.00	3/14/2044	12.75%	12.77%
X	2,731,231,518.00	2,729,692,866.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,727,958,973.68	3/14/2044	NA	NA
X-RC	64,000,000.00	63,388,848.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62,719,497.06	3/14/2044	NA	NA
B	17,070,000.00	17,070,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,070,000.00	3/14/2044	12.13%	12.14%
C	40,969,000.00	40,969,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,969,000.00	3/14/2044	10.63%	10.64%
D	34,140,000.00	34,140,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,140,000.00	3/14/2044	9.38%	9.39%
E	13,656,000.00	13,656,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,656,000.00	3/14/2044	8.88%	8.89%
F	23,898,000.00	23,898,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,898,000.00	3/14/2044	8.00%	8.01%
G	27,313,000.00	27,313,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,313,000.00	3/14/2044	7.00%	7.01%
H	37,554,000.00	37,554,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,554,000.00	3/14/2044	5.63%	5.63%
J	27,313,000.00	27,313,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,313,000.00	3/14/2044	4.63%	4.63%
K	27,312,000.00	27,312,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,312,000.00	3/14/2044	3.63%	3.63%
L	13,656,000.00	13,656,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,656,000.00	3/14/2044	3.13%	3.13%
M	10,242,000.00	10,242,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,242,000.00	3/14/2044	2.75%	2.75%
N	10,242,000.00	10,242,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,242,000.00	3/14/2044	2.38%	2.38%
O	6,828,000.00	6,828,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,828,000.00	3/14/2044	2.13%	2.13%
P	6,828,000.00	6,828,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,828,000.00	3/14/2044	1.88%	1.88%

Statement Date:	12-May-06
Payment Date:	12-May-06
Prior Payment:	14-Apr-06
Next Payment:	14-Jun-06
Record Date:	28-Apr-06

ABN AMRO Acct: 723555.1
Bond Principal Reconciliation

[illegible]

***Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8***

Statement Date: 12-May-06
Payment Date: 12-May-06
Prior Payment: 14-Apr-06
Next Payment: 14-Jun-06
Record Date: 28-Apr-06

ABN AMRO Acct: 723555.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
A-1	617451FF1		Aaa	AAA			
A-1A	617451FG9		Aaa	AAA			
A-2	617451FH7		Aaa	AAA			
A-3	617451FJ3		Aaa	AAA			
A-AB	617451FK0		Aaa	AAA			
A-4	617451FL8		Aaa	AAA			
A-M	617451FM6		Aaa	AAA			
A-J	617451FN4		Aaa	AAA			
X	617451FU8		Aaa	AAA			
X-RC	617451FV6		Aaa	AAA			
B	617451FP9		Aa1	AA+			
C	617451FQ7		Aa2	AA			
D	617451FR5		Aa3	AA-			
E	617451FS3		A1	A+			
F	617451FT1		A2	A			
G	617451FW4		A3	A-			
H	617451FX2		Baa1	BBB+			
J	617451FY0		Baa2	BBB			
K	617451FZ7		Baa3	BBB-			
L	617451GA1		Ba1	BB+			
M	617451GB9		Ba2	BB			
N	617451GC7		Ba3	BB-			

NR - Designates that the class was not rated by the rating agency.

(1) Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to LaSalle within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, LaSalle recommends that investors obtain current rating information directly from the rating agency.

***Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8***

Statement Date: 12-May-06
 Payment Date: 12-May-06
 Prior Payment: 14-Apr-06
 Next Payment: 14-Jun-06
 Record Date: 28-Apr-06

ABN AMRO Acct: 723555.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
O	617451GD5		B1	B+			
P	617451GE3		B2	B			
Q	617451GF0		B3	B-			
S	617451GG8		NR	NR			
T	617451GH6		NR	NR			

NR - Designates that the class was not rated by the rating agency.

(1) Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to LaSalle within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, LaSalle recommends that investors obtain current rating information directly from the rating agency.

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8

Statement Date: 12-May-06
Payment Date: 12-May-06
Prior Payment: 14-Apr-06
Next Payment: 14-Jun-06
Record Date: 28-Apr-06

ABN AMRO Acct: 723555.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
5/12/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
4/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8

Statement Date: 12-May-06
 Payment Date: 12-May-06
 Prior Payment: 14-Apr-06
 Next Payment: 14-Jun-06
 Record Date: 28-Apr-06

ABN AMRO Acct: 723555.1

Delinquent Loan Detail

Disclosure Control #	Paid Thru Date	Current P&I Advance	Outstanding P&I Advances**	Out. Property Protection Advances	Loan Status Code (1)	Special Servicer Transfer Date	Foreclosure Date	Bankruptcy Date	REO Date
5	1-Apr-06	102,623.75	102,623.75	0.00	A				
13	1-Apr-06	180,975.00	180,975.00	0.00	A				
20	1-Apr-06	130,053.50	130,053.50	0.00	A				
28	9-Apr-06	99,818.33	99,818.33	0.00	B				
63	1-Apr-06	58,253.33	58,253.33	0.00	A				
66	1-Apr-06	56,820.83	56,820.83	0.00	A				
67	1-Apr-06	73,570.90	73,570.90	0.00	A				
109	1-Apr-06	42,459.33	42,459.33	0.00	A				
127	1-Apr-06	27,552.08	27,552.08	0.00	A				
145	1-Apr-06	27,864.69	27,864.69	0.00	A				
149	1-Apr-06	20,048.33	20,048.33	0.00	A				
154	1-Apr-06	25,551.65	25,551.65	0.00	A				
163	1-Apr-06	24,892.71	24,892.71	0.00	A				
176	1-Apr-06	16,965.00	16,965.00	0.00	A				
178	1-Apr-06	15,877.50	15,877.50	0.00	A				
183	1-Apr-06	21,124.32	21,124.32	0.00	A				
202	1-Apr-06	17,023.10	17,023.10	0.00	A				
207	1-Apr-06	14,070.00	14,070.00	0.00	A				
215	1-Apr-06	15,749.51	15,749.51	0.00	A				
240	1-Apr-06	12,022.15	12,022.15	0.00	A				
255	1-Apr-06	9,199.10	9,199.10	0.00	A				
257	1-Apr-06	8,968.33	8,968.33	0.00	A				
Total		1,001,483.46	1,001,483.46						
A. In Grace Period		1. Delinq. 1 month		3. Delinquent 3 + months		5. Non Performing Matured Balloon		9. REO	
B. Late Payment but < 1 month delinq.		2. Delinq. 2 months		4. Performing Matured Balloon		7. Foreclosure			

** Outstanding P&I Advances include the current period P&I Advances and may include Servicer and Trust Advances.

***Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HO8***

Statement Date: 12-May-06
 Payment Date: 12-May-06
 Prior Payment: 14-Apr-06
 Next Payment: 14-Jun-06
 Record Date: 28-Apr-06

***ABN AMRO Acct: 723555.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary***

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
12-May-06	269	2,727,958,974	0	0	0	0	0	0	0	0	0	0	126	285	5.51%	5.48%
	100.00%	99.88%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
14-Apr-06	269	2,729,692,867	0	0	0	0	0	0	0	0	0	0	127	286	5.69%	5.65%
	100.00%	99.94%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

***Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8***

Statement Date: 12-May-06
 Payment Date: 12-May-06
 Prior Payment: 14-Apr-06
 Next Payment: 14-Jun-06
 Record Date: 28-Apr-06

***ABN AMRO Acct: 723555.1
Historical Collateral Level Prepayment Report***

Disclosure Control #	Payoff Period	Initial Balance	Type	Payoff Amount	Penalty Amount	Prepayment Date	Maturity Date	Property Type	Geographic Location

Current
Cumulative

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8

Statement Date: 12-May-06
 Payment Date: 12-May-06
 Prior Payment: 14-Apr-06
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 Record Date: 28-Apr-06

ABN AMRO Acct: 723555.1
Mortgage Loan Characteristics

Distribution of Principal Balances

Current Scheduled Balance	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
1 to 1,000,000	1	996,785	0.04%	117	5.92%	0.00
1,000,000 to 2,000,000	28	45,066,719	1.65%	115	5.70%	0.00
2,000,000 to 3,000,000	43	110,171,104	4.04%	112	5.54%	0.00
3,000,000 to 4,000,000	26	89,505,648	3.28%	119	5.53%	0.00
4,000,000 to 5,000,000	37	165,406,678	6.06%	115	5.50%	0.00
5,000,000 to 6,000,000	18	97,671,605	3.58%	123	5.44%	0.00
6,000,000 to 7,000,000	17	109,791,575	4.02%	130	5.48%	0.00
7,000,000 to 8,000,000	15	111,891,240	4.10%	128	5.56%	0.00
8,000,000 to 9,000,000	6	51,859,141	1.90%	115	5.59%	0.00
9,000,000 to 10,000,000	7	66,466,175	2.44%	105	5.60%	0.00
10,000,000 to 15,000,000	28	352,865,138	12.94%	108	5.35%	0.00
15,000,000 to 20,000,000	13	226,665,000	8.31%	132	5.50%	0.00
20,000,000 to 30,000,000	15	359,652,121	13.18%	129	5.44%	0.00
30,000,000 & Above	15	939,950,045	34.46%	138	5.59%	0.00
269 2,727,958,974 100.00%						

Average Schedule Balance 10,141,111
 Maximum Schedule Balance 265,497,803
 Minimum Schedule Balance 996,785

Distribution of Remaining Term (Fully Amortizing)

Fully Amortizing Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 0 0.00%						

Distribution of Mortgage Interest Rates

Current Mortgage Interest Rate	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0.000% to 5.000%	14	164,308,344	6.02%	77	4.78%	0.00
5.001% to 5.500%	109	1,015,056,389	37.21%	141	5.29%	0.00
5.501% to 6.000%	137	1,509,403,404	55.33%	123	5.72%	0.00
6.001% to 6.500%	8	37,799,849	1.39%	105	6.16%	0.00
6.501% to 7.000%	1	1,390,987	0.05%	115	6.62%	0.00
7.001% & Above	0	0	0.00%	0	0.00%	0.00
269 2,727,958,974 100.00%						

Minimum Mortgage Interest Rate 4.640%
 Maximum Mortgage Interest Rate 6.620%

Distribution of Remaining Term (Balloon)

Balloon Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 12	0	0	0.00%	0	0.00%	0.00
13 to 24	0	0	0.00%	0	0.00%	0.00
25 to 36	0	0	0.00%	0	0.00%	0.00
37 to 60	16	155,152,693	5.69%	56	4.94%	0.00
61 to 120	237	2,358,822,048	86.47%	114	5.56%	0.00
121 to 180	6	39,026,700	1.43%	152	5.64%	0.00
181 to 240	0	0	0.00%	0	0.00%	0.00
241 & Above	10	174,957,534	6.41%	353	5.38%	0.00
269 2,727,958,974 100.00%						

Minimum Remaining Term 50
 Maximum Remaining Term 356

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8

Statement Date: 12-May-06
Payment Date: 12-May-06
Prior Payment: 14-Apr-06
Next Payment: 14-Jun-06
Record Date: 28-Apr-06

ABN AMRO Acct: 723555.1
Mortgage Loan Characteristics

Distribution of DSCR (PFY)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Less than zero	0	0	0.00%	0	0.00%	0.00
0.001 1.000	0	0	0.00%	0	0.00%	0.00
1.010 1.109	0	0	0.00%	0	0.00%	0.00
1.110 1.209	0	0	0.00%	0	0.00%	0.00
1.210 1.309	0	0	0.00%	0	0.00%	0.00
1.310 1.409	0	0	0.00%	0	0.00%	0.00
1.410 1.509	0	0	0.00%	0	0.00%	0.00
1.510 1.609	0	0	0.00%	0	0.00%	0.00
1.610 1.709	0	0	0.00%	0	0.00%	0.00
1.710 1.809	0	0	0.00%	0	0.00%	0.00
1.810 1.909	0	0	0.00%	0	0.00%	0.00
1.910 2.009	0	0	0.00%	0	0.00%	0.00
2.010 2.509	0	0	0.00%	0	0.00%	0.00
2.510 3.009	0	0	0.00%	0	0.00%	0.00
3.010 & Above	0	0	0.00%	0	0.00%	0.00
Unknown	269	2,727,958,974	100.00%	126	5.51%	0.00
	269	2,727,958,974	100.00%			

Maximum DSCR 0.000

Minimum DSCR 0.000

Distribution of DSCR (Cutoff)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Less than zero	0	0	0.00%	0	0.00%	0.00
0.001 1.000	0	0	0.00%	0	0.00%	0.00
1.001 1.100	0	0	0.00%	0	0.00%	0.00
1.101 1.200	2	7,142,272	0.26%	114	5.31%	0.00
1.201 1.300	26	138,362,023	5.07%	164	5.56%	0.00
1.301 1.400	43	299,354,759	10.97%	121	5.54%	0.00
1.401 1.500	38	661,121,019	24.24%	137	5.76%	0.00
1.501 1.600	52	576,822,272	21.14%	127	5.47%	0.00
1.601 1.700	42	463,736,272	17.00%	114	5.42%	0.00
1.701 1.800	25	207,558,028	7.61%	129	5.36%	0.00
1.801 1.900	12	68,724,336	2.52%	102	5.42%	0.00
1.901 2.000	6	75,714,453	2.78%	199	5.42%	0.00
2.001 2.500	16	111,143,898	4.07%	75	5.05%	0.00
2.501 3.000	4	41,773,050	1.53%	59	4.73%	0.00
3.001 & Above	1	1,493,970	0.05%	116	5.99%	0.00
Unknown	2	75,012,621	2.75%	117	5.75%	0.00
	269	2,727,958,974	100.00%			

Maximum DSCR 3.460

Minimum DSCR 1.160

Geographic Distribution

Geographic Location	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Multiple States	11	595,211,659	21.82%	114	5.79%	0.00
California	37	301,351,153	11.05%	144	5.40%	0.00
Texas	23	173,196,769	6.35%	127	5.55%	0.00
Pennsylvania	20	166,354,825	6.10%	105	5.38%	0.00
Tennessee	9	126,256,825	4.63%	116	5.42%	0.00
Illinois	11	113,312,025	4.15%	164	5.30%	0.00
Florida	15	113,186,231	4.15%	193	5.35%	0.00
Massachusetts	8	91,727,169	3.36%	87	5.08%	0.00
Michigan	8	91,597,390	3.36%	114	5.56%	0.00
Colorado	5	90,783,126	3.33%	118	5.48%	0.00
New York	11	81,506,947	2.99%	110	5.79%	0.00
New Jersey	13	79,156,081	2.90%	156	5.46%	0.00
Indiana	8	70,218,870	2.57%	114	5.48%	0.00
Ohio	9	68,649,837	2.52%	215	5.39%	0.00
Maryland	5	62,456,964	2.29%	132	5.37%	0.00
Washington	3	58,450,000	2.14%	99	5.65%	0.00
North Carolina	13	57,725,885	2.12%	113	5.48%	0.00
Arizona	8	43,649,510	1.60%	114	5.41%	0.00
South Carolina	6	39,666,690	1.45%	109	5.23%	0.00
Hawaii	1	38,000,000	1.39%	116	5.74%	0.00
Georgia	8	31,978,897	1.17%	116	5.52%	0.00
Iowa	4	31,755,640	1.16%	87	5.21%	0.00
Kansas	3	25,851,823	0.95%	108	5.48%	0.00
Nevada	3	25,205,000	0.92%	115	5.56%	0.00
Wisconsin	3	17,325,111	0.64%	116	5.54%	0.00
Alabama	3	16,452,692	0.60%	114	5.62%	0.00
Missouri	2	15,141,562	0.56%	116	5.28%	0.00
New Hampshire	1	14,000,000	0.51%	112	5.30%	0.00
Kentucky	1	13,600,000	0.50%	112	5.08%	0.00
Nebraska	2	13,374,282	0.49%	114	5.63%	0.00
Virginia	1	12,915,824	0.47%	114	5.51%	0.00
New Mexico	4	10,789,012	0.40%	268	5.40%	0.00
Minnesota	2	9,120,248	0.33%	95	5.25%	0.00
Oklahoma	2	8,745,867	0.32%	115	5.53%	0.00
Connecticut	2	6,577,897	0.24%	227	5.31%	0.00
Oregon	1	4,978,849	0.18%	116	5.72%	0.00
Wyoming	1	2,868,313	0.11%	116	5.94%	0.00
Utah	1	2,720,000	0.10%	112	5.42%	0.00
Idaho	1	2,100,000	0.08%	116	5.31%	0.00
	269	2,727,958,974	100.00%			

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8

Statement Date: 12-May-06
Payment Date: 12-May-06
Prior Payment: 14-Apr-06
Next Payment: 14-Jun-06
Record Date: 28-Apr-06

ABN AMRO Acct: 723555.1
Mortgage Loan Characteristics

Distribution of Property Types

Property Types	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Retail	106	879,837,411	32.25%	138	5.38%	0.00
Office	44	652,070,119	23.90%	134	5.48%	0.00
Multifamily	62	582,529,672	21.35%	114	5.55%	0.00
Lodging	7	301,121,326	11.04%	111	5.93%	0.00
Industrial	18	108,609,252	3.98%	116	5.26%	0.00
Mobile Home Park	6	55,942,027	2.05%	116	5.49%	0.00
Warehouse	5	49,426,229	1.81%	116	5.67%	0.00
Mixed Use	8	48,924,992	1.79%	115	5.56%	0.00
Self Storage	12	42,324,483	1.55%	116	5.84%	0.00
Other	1	7,173,463	0.26%	114	5.39%	0.00
	269	2,727,958,974	100.00%			

Distribution of Loan Seasoning

Number of Months	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0 to 1	0	0	0.00%	0	0.00%	0.00
1 to 6	203	1,990,836,991	72.98%	127	5.51%	0.00
6 to 12	64	716,521,856	26.27%	125	5.51%	0.00
12 or More	2	20,600,127	0.76%	85	5.64%	0.00
	269	2,727,958,974	100.00%			

Distribution of Amortization Type

Amortization Type	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Amortizing Balloon	140	1,125,411,130	41.25%	123	5.64%	0.00
IO Maturity Balloon	22	444,431,844	16.29%	142	5.31%	0.00
IO/Amortizing/Balloon	107	1,158,116,000	42.45%	124	5.46%	0.00
	269	2,727,958,974	100.00%			

Distribution of Year Loans Maturing

Year	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
2006	0	0	0.00%	0	0.00%	0.00
2007	0	0	0.00%	0	0.00%	0.00
2008	0	0	0.00%	0	0.00%	0.00
2009	0	0	0.00%	0	0.00%	0.00
2010	5	27,574,411	1.01%	54	5.30%	0.00
2011	11	127,578,281	4.68%	56	4.86%	0.00
2012	1	10,600,127	0.39%	68	5.17%	0.00
2013	3	32,104,391	1.18%	81	5.89%	0.00
2014	1	10,000,000	0.37%	102	6.13%	0.00
2015	137	1,238,519,155	45.40%	113	5.49%	0.00
2016	99	1,084,716,948	39.76%	116	5.62%	0.00
2017 & Greater	12	196,865,660	7.22%	333	5.40%	0.00
	269	2,727,958,974	100.00%			

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8

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Record Date: 28-Apr-06

ABN AMRO Acct: 723555.1

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
1	MSC6HQ8C	Lodging	30-Sep-15	0.00		XX	265,497,803	5.96%	1,990,650			A
2	MSC6HQ8A	Office	1-Jan-16	0.00		XX	108,543,000	5.56%	502,916			
3	MSC6HQ8B	Multifamily	1-Jan-16	0.00		TX	28,600,000	5.56%	132,513			
4	MSC6HQ8B	Multifamily	1-Jan-16	0.00		TN	25,600,000	5.56%	118,613			
5	MSC6HQ8B	Multifamily	1-Jan-16	0.00		TX	22,350,000	5.56%	103,555			
6	MSC6HQ8B	Multifamily	1-Jan-16	0.00		KS	21,200,000	5.56%	98,227			
7	MSC6HQ8A	Multifamily	7-Jan-16	0.00		XX	75,623,229	5.63%	437,451			
8	MSC6HQ8A	Retail	1-Jan-16	0.00		CO	64,500,000	5.50%	295,625			
9	MSC6HQ8A	Office	1-Dec-15	0.00		TN	58,000,000	5.17%	249,883			
10	MSC6HQ8A	Office	1-Mar-16	0.00		CA	45,999,392	5.19%	252,713			
11	MSC6HQ8A	Office	1-Jan-16	0.00		XX	41,725,000	5.68%	197,498			A
12	MSC6HQ8A	Retail	1-Jan-11	0.00		MA	40,179,000	4.64%	155,359			
13	MSC6HQ8A	Office	1-Jan-16	0.00		HI	38,000,000	5.74%	181,608			
14	MSC6HQ8A	Retail	8-Dec-35	0.00		CA	37,150,000	5.41%	167,485			
15	MSC6HQ8A	Retail	1-Jan-16	0.00		XX	36,000,000	5.66%	169,800			
16	MSC6HQ8A	Industrial	1-Feb-11	0.00		IL	23,731,497	4.64%	91,762			
17	MSC6HQ8A	Office	1-Feb-11	0.00		PA	11,840,690	4.83%	47,659			
18	MSC6HQ8A	Retail	1-Jan-36	0.00		FL	35,000,000	5.08%	148,167			
19	MSC6HQ8A	Warehouse	1-Mar-16	0.00		XX	33,287,621	5.84%	236,427			
20	MSC6HQ8A	Office	1-Jun-35	0.00		OH	30,245,000	5.18%	130,558			A
21	MSC6HQ8A	Office	1-Jan-16	0.00		WA	30,200,000	5.69%	143,198			
22	MSC6HQ8A	Office	1-Dec-35	0.00		IL	28,850,388	5.70%	168,316			
23	MSC6HQ8A	Office	1-Jan-16	0.00		CA	26,880,971	5.50%	153,303			
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend: A. In Grace Period 1. Delinquent 1 month 3. Delinquent 3+ months 5. Non Performing Matured Balloon 9. REO B. Late Payment but < 1 month delinq 2. Delinquent 2 months 4. Performing Matured Balloon 7. Foreclosure												

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Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)	
24	MSC6HQ8A	Retail	1-Sep-15	0.00		MA	25,200,000	5.18%	108,780			B	
25	MSC6HQ8A	Mobile Home Park	1-Feb-16	0.00		MI	24,080,000	5.67%	113,778				
26	MSC6HQ8A	Office	1-Jan-16	0.00		CA	24,000,000	5.30%	106,000				
27	MSC6HQ8A	Industrial	1-Sep-15	0.00		IL	23,059,265	5.23%	128,210				
28	MSC6HQ8A	Retail	9-Dec-15	0.00		PA	22,100,000	5.45%	100,371				
29	MSC6HQ8B	Multifamily	1-Jan-16	0.00		TX	22,000,000	5.57%	102,117				
30	MSC6HQ8A	Office	1-Nov-15	0.00		MD	21,200,000	5.29%	93,457				
31	MSC6HQ8A	Office	1-Feb-13	0.00		PA	20,800,000	5.84%	101,227				
32	MSC6HQ8B	Multifamily	1-Oct-15	0.00		IN	20,000,000	5.40%	90,000				
33	MSC6HQ8B	Multifamily	1-Oct-15	0.00		MI	20,000,000	5.47%	91,167				
34	MSC6HQ8A	Retail	1-Nov-15	0.00		NJ	19,600,000	5.52%	90,160				
35	MSC6HQ8A	Retail	1-Aug-15	0.00		FL	19,200,000	5.29%	84,640				
36	MSC6HQ8A	Office	1-Jan-11	0.00		FL	5,997,350	4.83%	24,139				
37	MSC6HQ8A	Retail	1-Jan-11	0.00		CA	5,432,557	4.83%	21,866				
38	MSC6HQ8A	Retail	1-Jan-11	0.00		TX	4,278,000	5.05%	18,003				
39	MSC6HQ8A	Office	1-Jan-11	0.00		MN	3,053,250	4.83%	12,289				
40	MSC6HQ8A	Retail	1-Nov-20	0.00		MD	18,500,000	5.56%	85,717				
41	MSC6HQ8A	Retail	1-Dec-15	0.00		IL	6,842,115	5.37%	38,505				
42	MSC6HQ8A	Retail	1-Dec-15	0.00		IN	6,523,877	5.37%	36,714				
43	MSC6HQ8A	Retail	1-Dec-15	0.00		IN	5,032,137	5.37%	28,319				
44	MSC6HQ8B	Multifamily	1-Jan-16	0.00		TN	18,000,000	5.51%	82,650				
46	MSC6HQ8A	Retail	1-Jan-11	0.00		WA	16,500,000	5.62%	77,275				
47	MSC6HQ8B	Multifamily	1-Jan-16	0.00		FL	16,400,000	5.37%	73,390				
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(1) Legend:	A. In Grace Period B. Late Payment but < 1 month delinq	1. Delinquent 1 month 2. Delinquent 2 months	3. Delinquent 3+ months 4. Performing Matured Balloon	5. Non Performing Matured Balloon 7. Foreclosure	9. REO								

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Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
48	MSC6HQ8A	Retail	1-Oct-15	0.00		PA	16,100,000	4.99%	66,949			
49	MSC6HQ8A	Retail	1-Feb-16	0.00		MA	9,040,000	5.55%	41,810			
50	MSC6HQ8A	Office	1-Feb-16	0.00		MA	3,840,000	5.55%	17,760			
51	MSC6HQ8A	Retail	1-Feb-16	0.00		MA	3,160,000	5.55%	14,615			
52	MSC6HQ8A	Mobile Home Park	1-Dec-15	0.00		CO	16,000,000	5.30%	70,600			
53	MSC6HQ8A	Retail	1-Jan-36	0.00		TX	15,675,000	5.75%	75,109			
54	MSC6HQ8B	Multifamily	1-Jan-16	0.00		NY	15,440,000	5.96%	76,685			
55	MSC6HQ8B	Multifamily	8-Jan-16	0.00		PA	15,250,000	5.88%	74,725			
56	MSC6HQ8A	Retail	1-Sep-15	0.00		SC	15,000,000	4.81%	60,125			
57	MSC6HQ8A	Retail	1-Dec-10	0.00		IA	14,425,500	5.05%	60,707			
58	MSC6HQ8A	Mixed Use	1-Dec-15	0.00		CA	14,124,677	5.56%	81,161			
59	MSC6HQ8B	Mixed Use	1-Dec-15	0.00		IN	14,000,000	5.67%	66,150			
60	MSC6HQ8A	Retail	1-Sep-15	0.00		NH	14,000,000	5.30%	61,775			
61	MSC6HQ8B	Multifamily	1-Feb-16	0.00		OH	13,880,000	5.78%	66,855			
62	MSC6HQ8B	Multifamily	1-Sep-15	0.00		KY	13,600,000	5.08%	57,573			
63	MSC6HQ8A	Retail	1-Nov-15	0.00		IA	13,600,000	5.22%	59,160			A
64	MSC6HQ8A	Retail	1-Dec-15	0.00		NV	13,335,000	5.63%	62,563			
65	MSC6HQ8A	Self Storage	1-Jan-16	0.00		XX	13,264,664	5.82%	78,291			
66	MSC6HQ8A	Office	1-Jul-15	0.00		MI	13,000,000	5.33%	57,688			A
67	MSC6HQ8A	Office	1-Nov-15	0.00		VA	12,915,824	5.51%	73,894			A
68	MSC6HQ8B	Multifamily	1-Jul-15	0.00		IN	12,475,000	5.30%	55,098			
69	MSC6HQ8A	Retail	1-Dec-15	0.00		NJ	12,433,432	5.54%	71,288			
70	MSC6HQ8B	Multifamily	8-Sep-15	0.00		PA	12,100,000	4.87%	49,106			
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Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
71	MSC6HQ8A	Retail	1-Nov-15	0.00		NE	12,000,000	5.61%	56,100			
72	MSC6HQ8B	Multifamily	1-Oct-15	0.00		MI	12,000,000	5.35%	53,500			
73	MSC6HQ8A	Office	1-Sep-15	0.00		MD	11,925,000	4.93%	48,992			
74	MSC6HQ8A	Retail	1-Aug-15	0.00		NC	11,800,000	5.08%	49,953			
75	MSC6HQ8A	Office	1-Jan-16	0.00		WA	11,750,000	5.57%	54,540			
76	MSC6HQ8A	Office	1-Dec-15	0.00		CA	11,140,591	5.56%	64,015			
77	MSC6HQ8B	Multifamily	1-Mar-16	0.00		NY	10,978,648	5.73%	64,053			
78	MSC6HQ8B	Multifamily	1-Jan-16	0.00		SC	10,954,423	5.83%	64,753			
79	MSC6HQ8A	Retail	1-Nov-15	0.00		MO	10,891,562	5.12%	65,076			
80	MSC6HQ8B	Multifamily	1-Jan-12	0.00		TX	10,600,127	5.17%	59,104			
81	MSC6HQ8A	Retail	1-Jan-16	0.00		MI	10,550,000	5.79%	50,904			
82	MSC6HQ8A	Office	1-Nov-14	0.00		NY	10,000,000	6.13%	51,083			
83	MSC6HQ8A	Retail	1-Dec-15	0.00		XX	9,650,000	5.82%	46,803			
84	MSC6HQ8A	Retail	1-Feb-16	0.00		MD	9,568,175	5.74%	55,962			
85	MSC6HQ8A	Retail	1-Jan-11	0.00		TX	9,558,000	4.83%	38,471			
86	MSC6HQ8A	Multifamily	8-Dec-15	0.00		PA	9,400,000	5.39%	42,222			
87	MSC6HQ8B	Multifamily	1-Dec-15	0.00		PA	9,250,000	5.68%	43,783			
88	MSC6HQ8A	Retail	1-Jan-16	0.00		TX	8,957,729	5.93%	54,965			
89	MSC6HQ8A	Retail	1-Oct-15	0.00		AZ	8,931,538	5.40%	50,538			
90	MSC6HQ8A	Retail	8-Dec-15	0.00		CA	8,756,294	5.89%	52,140			
91	MSC6HQ8B	Multifamily	1-Jan-16	0.00		WI	8,750,000	5.61%	40,906			
92	MSC6HQ8A	Retail	1-Oct-15	0.00		AZ	8,300,000	5.20%	35,967			
93	MSC6HQ8B	Multifamily	1-Jan-16	0.00		OH	8,163,579	5.46%	46,353			
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Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8

Statement Date: 12-May-06
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Next Payment: 14-Jun-06
Record Date: 28-Apr-06

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Loan Level Detail

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94	MSC6HQ8A	Lodging	1-Jan-13	0.00		NY	7,954,391	6.13%	52,182			
95	MSC6HQ8B	Mobile Home Park	1-Oct-15	0.00		IL	7,937,298	5.25%	44,176			
96	MSC6HQ8A	Retail	1-Nov-15	0.00		CA	7,848,647	5.49%	44,806			
97	MSC6HQ8B	Multifamily	1-Dec-15	0.00		TN	7,850,000	5.79%	37,876			
98	MSC6HQ8A	Retail	1-Dec-15	0.00		NV	7,750,000	5.57%	35,973			
99	MSC6HQ8A	Retail	1-Nov-15	0.00		NJ	7,548,644	5.29%	42,156			
100	MSC6HQ8B	Multifamily	1-Jan-16	0.00		OK	7,507,254	5.58%	43,191			
101	MSC6HQ8A	Retail	1-Jul-15	0.00		CA	7,500,000	5.48%	34,250			
102	MSC6HQ8A	Retail	1-Dec-35	0.00		NJ	7,461,307	5.70%	43,530			
103	MSC6HQ8A	Other	1-Nov-15	0.00		AL	7,173,463	5.39%	49,593			
104	MSC6HQ8A	Retail	1-Oct-15	0.00		NC	7,148,132	5.67%	41,652			
105	MSC6HQ8B	Multifamily	1-Jan-16	0.00		PA	7,081,017	5.13%	47,702			
106	MSC6HQ8A	Retail	1-Jan-16	0.00		NY	7,069,681	5.67%	41,074			
107	MSC6HQ8A	Self Storage	1-Jan-16	0.00		CA	7,050,000	5.88%	34,545			
108	MSC6HQ8A	Retail	1-Dec-15	0.00		NJ	7,011,406	5.40%	39,588			
109	MSC6HQ8A	Retail	1-Dec-15	0.00		TX	6,935,557	5.43%	42,633			A
110	MSC6HQ8A	Retail	1-Oct-35	0.00		NM	6,930,000	5.34%	30,839			
111	MSC6HQ8A	Warehouse	1-Sep-15	0.00		NY	6,838,608	5.32%	38,402			
112	MSC6HQ8B	Multifamily	1-Dec-15	0.00		AZ	6,700,000	5.49%	30,653			
113	MSC6HQ8A	Industrial	1-Dec-15	0.00		WI	6,682,850	5.35%	37,525			
114	MSC6HQ8A	Retail	8-Dec-15	0.00		PA	6,666,321	5.83%	39,441			
115	MSC6HQ8A	Retail	1-Feb-16	0.00		MI	6,640,000	5.80%	32,093			
116	MSC6HQ8A	Retail	1-Sep-15	0.00		PA	6,342,041	5.23%	35,262			
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117	MSC6HQ8B	Multifamily	1-Jan-16	0.00		IL	6,272,227	5.50%	35,771			A	
118	MSC6HQ8A	Retail	1-Jan-16	0.00		TX	6,125,090	5.95%	36,675				
119	MSC6HQ8B	Multifamily	1-Dec-15	0.00		IN	6,087,857	5.61%	35,172				
120	MSC6HQ8A	Lodging	1-Jan-16	0.00		GA	6,062,532	5.64%	37,971				
121	MSC6HQ8A	Lodging	1-Dec-15	0.00		MN	6,066,998	5.46%	34,482				
122	MSC6HQ8A	Retail	1-Nov-15	0.00		PA	6,042,920	5.17%	33,301				
123	MSC6HQ8A	Lodging	1-Oct-15	0.00		NC	6,032,582	5.32%	36,806				
124	MSC6HQ8A	Industrial	1-Nov-35	0.00		NJ	5,957,381	5.03%	32,319				
125	MSC6HQ8A	Office	1-Jan-16	0.00		TN	5,960,000	5.78%	28,707				
126	MSC6HQ8A	Industrial	1-Jan-16	0.00		XX	5,800,000	5.82%	28,130				
127	MSC6HQ8A	Office	1-Jan-16	0.00		NY	5,750,000	5.77%	27,648				
128	MSC6HQ8A	Retail	1-Nov-15	0.00		CA	5,462,039	5.18%	30,133				
129	MSC6HQ8B	Multifamily	1-Dec-15	0.00		NY	5,346,263	5.52%	30,586				
130	MSC6HQ8B	Multifamily	1-Oct-15	0.00		NC	5,300,000	5.69%	25,131				
131	MSC6HQ8A	Mixed Use	1-Dec-15	0.00		CA	5,270,872	5.38%	29,695				
132	MSC6HQ8B	Multifamily	1-Oct-15	0.00		CA	5,259,683	5.40%	29,761				
133	MSC6HQ8B	Multifamily	1-Oct-15	0.00		AZ	5,237,007	5.22%	35,793				
134	MSC6HQ8A	Office	1-Dec-15	0.00		AZ	5,250,000	5.63%	24,631				
135	MSC6HQ8A	Multifamily	1-Jan-16	0.00		AL	5,179,956	6.21%	31,882				
136	MSC6HQ8A	Industrial	8-Nov-16	0.00		IL	5,167,304	5.66%	30,049				
137	MSC6HQ8A	Retail	1-Sep-15	0.00		IL	5,151,886	5.12%	28,297				
138	MSC6HQ8A	Office	1-Nov-15	0.00		FL	5,117,171	5.59%	29,533				
139	MSC6HQ8A	Retail	1-Oct-15	0.00		CA	5,000,000	5.26%	21,917				
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140	MSC6HQ8A	Warehouse	1-Oct-15	0.00		CA	5,000,000	5.35%	22,292			
141	MSC6HQ8B	Multifamily	1-Jan-16	0.00		OR	4,978,849	5.72%	29,083			
142	MSC6HQ8A	Retail	1-Sep-15	0.00		SC	4,954,363	5.19%	27,425			
143	MSC6HQ8A	Lodging	1-Sep-15	0.00		CA	4,937,566	5.43%	30,496			
144	MSC6HQ8A	Office	1-Oct-15	0.00		GA	4,863,319	5.48%	27,760			
145	MSC6HQ8A	Office	1-Jan-16	0.00		TX	4,799,495	5.69%	27,945			A
146	MSC6HQ8B	Multifamily	1-Feb-16	0.00		TN	4,808,000	5.83%	23,359			
147	MSC6HQ8A	Retail	1-Oct-15	0.00		CA	4,690,000	5.26%	20,558			
148	MSC6HQ8A	Retail	1-Oct-15	0.00		GA	4,612,236	5.07%	25,162			
149	MSC6HQ8B	Multifamily	1-Oct-15	0.00		NC	4,600,000	5.36%	20,547			A
150	MSC6HQ8A	Lodging	1-Dec-15	0.00		FL	4,569,453	6.43%	30,859			
151	MSC6HQ8A	Industrial	1-Feb-11	0.00		OH	4,543,000	4.64%	17,566			
152	MSC6HQ8A	Retail	1-Nov-15	0.00		FL	4,519,194	5.28%	25,210			
153	MSC6HQ8A	Office	1-Nov-15	0.00		CA	4,476,130	5.56%	25,720			
154	MSC6HQ8A	Mixed Use	1-Nov-15	0.00		NY	4,471,032	5.54%	25,664			A
155	MSC6HQ8A	Industrial	1-Dec-15	0.00		GA	4,480,000	5.57%	20,795			
156	MSC6HQ8A	Retail	1-Jan-16	0.00		CA	4,450,000	5.74%	21,286			
157	MSC6HQ8A	Office	1-Oct-15	0.00		AZ	4,450,000	5.52%	20,470			
158	MSC6HQ8B	Multifamily	1-Dec-15	0.00		NC	4,437,975	5.38%	25,003			
159	MSC6HQ8A	Retail	1-Jan-16	0.00		CA	4,422,996	5.72%	27,915			
160	MSC6HQ8A	Self Storage	1-Jan-16	0.00		FL	4,421,880	5.91%	26,364			
161	MSC6HQ8A	Mobile Home Park	1-Dec-15	0.00		TX	4,400,000	5.64%	20,680			
162	MSC6HQ8A	Office	1-Dec-15	0.00		XX	4,377,660	5.78%	25,761			
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163	MSC6HQ8A	Retail	1-Dec-15	0.00		MA	4,332,082	5.60%	25,001			A
164	MSC6HQ8A	Mixed Use	1-Jan-16	0.00		CO	4,275,000	5.51%	19,629			
165	MSC6HQ8A	Retail	1-Jun-16	0.00		MO	4,250,000	5.70%	20,188			
166	MSC6HQ8A	Office	1-Aug-30	0.00		CT	4,188,457	5.20%	25,343			
167	MSC6HQ8B	Multifamily	1-Jan-16	0.00		PA	4,159,478	5.13%	28,021			
168	MSC6HQ8A	Office	1-Oct-15	0.00		PA	4,167,666	5.34%	23,427			
169	MSC6HQ8A	Retail	1-Dec-15	0.00		NV	4,120,000	5.29%	18,162			
170	MSC6HQ8A	Retail	8-Jul-15	0.00		AL	4,099,272	5.28%	22,966			
171	MSC6HQ8B	Multifamily	1-Nov-10	0.00		TX	4,084,523	5.99%	26,520			
172	MSC6HQ8A	Industrial	8-Nov-16	0.00		NJ	4,074,220	5.66%	23,693			
173	MSC6HQ8A	Multifamily	1-Nov-15	0.00		NY	4,072,878	5.40%	23,023			
174	MSC6HQ8A	Retail	1-Feb-16	0.00		OH	4,041,954	5.92%	24,091			
175	MSC6HQ8B	Multifamily	1-Jan-16	0.00		NC	3,982,951	5.68%	23,165			
176	MSC6HQ8A	Retail	1-Nov-15	0.00		CA	3,900,000	5.35%	17,388			A
177	MSC6HQ8A	Retail	1-Dec-15	0.00		SC	3,678,897	5.19%	20,294			
178	MSC6HQ8A	Retail	1-Nov-15	0.00		CA	3,650,000	5.35%	16,273			A
179	MSC6HQ8A	Industrial	8-Nov-16	0.00		GA	3,627,050	5.66%	21,092			
180	MSC6HQ8A	Retail	1-Oct-15	0.00		NC	3,600,000	5.24%	15,720			
181	MSC6HQ8A	Retail	8-Jul-15	0.00		FL	3,586,987	5.28%	20,096			
182	MSC6HQ8A	Office	1-Jan-16	0.00		NY	3,585,446	5.96%	21,491			
183	MSC6HQ8A	Industrial	1-Jan-16	0.00		CA	3,570,424	5.93%	21,333			A
184	MSC6HQ8A	Office	1-Jan-16	0.00		MA	3,511,151	6.11%	21,384			
185	MSC6HQ8B	Multifamily	1-Feb-16	0.00		CA	3,500,000	5.54%	16,158			
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186	MSC6HQ8A	Retail	1-Jan-36	0.00		FL	3,500,000	5.49%	16,013			
187	MSC6HQ8A	Industrial	1-Sep-15	0.00		CA	3,500,000	5.34%	15,575			
188	MSC6HQ8A	Industrial	1-Dec-20	0.00		CO	3,408,126	5.93%	20,381			
189	MSC6HQ8A	Retail	1-Jan-16	0.00		MI	3,360,777	5.74%	19,674			
190	MSC6HQ8A	Office	1-Feb-13	0.00		PA	3,350,000	5.66%	15,801			
191	MSC6HQ8A	Office	1-Oct-15	0.00		GA	3,333,759	5.27%	18,592			
192	MSC6HQ8B	Multifamily	1-Nov-15	0.00		IN	3,200,000	5.64%	15,040			
193	MSC6HQ8A	Office	1-Nov-10	0.00		TX	3,200,000	5.73%	15,280			
194	MSC6HQ8A	Office	1-Jan-16	0.00		TX	3,186,361	5.68%	18,532			
195	MSC6HQ8A	Retail	1-Jan-16	0.00		CA	3,086,687	5.64%	17,875			
196	MSC6HQ8A	Retail	1-Dec-15	0.00		TX	3,069,393	5.19%	16,932			
197	MSC6HQ8A	Retail	1-Jul-10	0.00		KS	3,064,388	5.08%	16,793			
198	MSC6HQ8A	Retail	1-Dec-15	0.00		TX	3,000,000	5.52%	13,800			
199	MSC6HQ8A	Multifamily	8-Jan-16	0.00		PA	3,000,000	5.67%	14,175			
200	MSC6HQ8A	Mixed Use	1-Nov-15	0.00		NJ	2,900,000	5.31%	12,833			
201	MSC6HQ8B	Multifamily	1-Jan-16	0.00		IN	2,900,000	5.85%	14,138			
202	MSC6HQ8A	Self Storage	1-Jan-16	0.00		TX	2,887,984	5.83%	17,071			A
203	MSC6HQ8A	Retail	1-Nov-15	0.00		AZ	2,880,965	5.44%	16,357			
204	MSC6HQ8B	Multifamily	1-Jan-16	0.00		WY	2,868,313	5.94%	17,156			
205	MSC6HQ8A	Retail	1-Dec-15	0.00		FL	2,825,580	5.78%	16,628			
206	MSC6HQ8A	Retail	1-Oct-10	0.00		SC	2,800,000	5.33%	12,437			
207	MSC6HQ8B	Multifamily	1-Dec-15	0.00		NC	2,800,000	6.05%	14,117			A
208	MSC6HQ8A	Retail	1-Nov-15	0.00		PA	2,781,692	5.46%	15,828			
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209	MSC6HQ8B	Multifamily	1-Jan-16	0.00		IL	2,748,607	5.85%	16,282			A	
210	MSC6HQ8A	Retail	1-Nov-15	0.00		CA	2,731,702	5.37%	15,391				
211	MSC6HQ8A	Retail	8-Sep-15	0.00		UT	2,720,000	5.42%	12,285				
212	MSC6HQ8A	Retail	1-Jan-16	0.00		CA	2,698,075	5.51%	15,404				
213	MSC6HQ8A	Retail	1-Oct-15	0.00		NJ	2,679,214	5.34%	15,060				
214	MSC6HQ8B	Multifamily	8-Sep-15	0.00		PA	2,664,000	4.92%	10,922				
215	MSC6HQ8A	Office	1-Nov-15	0.00		NC	2,644,363	6.00%	15,948				
216	MSC6HQ8B	Multifamily	1-Dec-15	0.00		GA	2,624,000	5.87%	12,836				
217	MSC6HQ8A	Industrial	1-Feb-16	0.00		CO	2,600,000	5.50%	11,917				
218	MSC6HQ8B	Multifamily	1-Feb-16	0.00		TN	2,600,000	5.83%	12,632				
219	MSC6HQ8B	Multifamily	1-Jan-16	0.00		NJ	2,574,915	5.13%	17,346				
220	MSC6HQ8A	Retail	1-Jan-16	0.00		CA	2,540,000	5.30%	11,218				
221	MSC6HQ8A	Retail	1-Oct-15	0.00		TX	2,500,000	5.32%	11,083				
222	MSC6HQ8B	Multifamily	1-Jan-16	0.00		CA	2,489,244	5.63%	14,399				
223	MSC6HQ8A	Retail	1-Jan-16	0.00		FL	2,484,852	5.73%	15,697				
224	MSC6HQ8A	Industrial	8-Nov-15	0.00		OH	2,484,063	5.59%	14,336				
225	MSC6HQ8B	Multifamily	1-Jan-11	0.00		MA	2,464,937	5.93%	14,728				
226	MSC6HQ8A	Retail	1-Oct-15	0.00		CA	2,400,000	5.26%	10,520				
227	MSC6HQ8A	Mixed Use	1-Jan-16	0.00		CT	2,389,439	5.51%	13,642				
228	MSC6HQ8B	Multifamily	1-Dec-15	0.00		GA	2,376,000	5.85%	11,583				
229	MSC6HQ8A	Self Storage	1-Jan-16	0.00		NJ	2,339,965	5.67%	13,595				
230	MSC6HQ8A	Retail	1-Dec-15	0.00		NJ	2,337,460	5.53%	13,387				
231	MSC6HQ8A	Office	1-Sep-15	0.00		OH	2,303,403	5.10%	12,624				
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(1) Legend:	A. In Grace Period B. Late Payment but < 1 month delinq	1. Delinquent 1 month 2. Delinquent 2 months	3. Delinquent 3+ months 4. Performing Matured Balloon			5. Non Performing Matured Balloon 7. Foreclosure			9. REO				

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8

Statement Date: 12-May-06
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Next Payment: 14-Jun-06
Record Date: 28-Apr-06

ABN AMRO Acct: 723555.1

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)	
232	MSC6HQ8A	Retail	1-Sep-15	0.00		SC	2,279,007	5.19%	12,615			A	
233	MSC6HQ8A	Self Storage	1-Dec-15	0.00		TN	2,238,825	5.89%	13,331				
234	MSC6HQ8A	Retail	1-Dec-15	0.00		NJ	2,238,136	5.59%	12,903				
235	MSC6HQ8A	Warehouse	1-Sep-15	0.00		NC	2,200,000	5.34%	9,790				
236	MSC6HQ8B	Multifamily	8-Sep-15	0.00		PA	2,184,000	4.92%	8,954				
237	MSC6HQ8A	Warehouse	1-Jan-16	0.00		ID	2,100,000	5.31%	9,293				
238	MSC6HQ8B	Multifamily	1-Oct-15	0.00		FL	2,084,902	5.68%	12,162				
239	MSC6HQ8A	Industrial	1-Jan-16	0.00		IL	2,057,457	5.73%	12,998				
240	MSC6HQ8A	Retail	1-Jan-16	0.00		OH	1,992,052	6.05%	12,055				
241	MSC6HQ8A	Self Storage	1-Oct-15	0.00		CA	1,968,634	5.31%	11,030				
242	MSC6HQ8A	Industrial	1-Jan-16	0.00		MI	1,966,614	5.70%	11,463				
243	MSC6HQ8A	Mobile Home Park	1-Jan-16	0.00		IA	1,937,294	5.57%	11,133				
244	MSC6HQ8A	Retail	1-Oct-15	0.00		CA	1,940,000	5.26%	8,504				
245	MSC6HQ8A	Industrial	1-Dec-15	0.00		AZ	1,900,000	5.69%	9,009				
246	MSC6HQ8A	Retail	1-Oct-15	0.00		TX	1,900,000	5.33%	8,439				
247	MSC6HQ8A	Retail	1-Jan-16	0.00		WI	1,892,260	5.92%	11,294				
248	MSC6HQ8A	Self Storage	1-Dec-15	0.00		FL	1,886,259	5.90%	12,126				
249	MSC6HQ8A	Self Storage	1-Jan-16	0.00		TX	1,840,000	5.85%	8,970				
250	MSC6HQ8A	Retail	1-Jan-16	0.00		IA	1,792,847	6.05%	10,850				
251	MSC6HQ8A	Retail	1-Jan-16	0.00		NC	1,788,894	5.61%	11,172				
252	MSC6HQ8A	Retail	1-Nov-15	0.00		NM	1,750,000	5.09%	7,423				
253	MSC6HQ8A	Retail	1-Jan-16	0.00		TX	1,657,863	5.65%	9,611				
254	MSC6HQ8A	Self Storage	1-Feb-16	0.00		FL	1,592,603	5.84%	10,153				
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(1) Legend:	A. In Grace Period B. Late Payment but < 1 month delinq	1. Delinquent 1 month 2. Delinquent 2 months	3. Delinquent 3+ months 4. Performing Matured Balloon	5. Non Performing Matured Balloon 7. Foreclosure	9. REO								

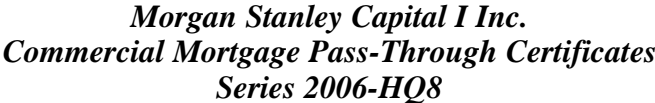
Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8

Statement Date: 12-May-06
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Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
255	MSC6HQ8B	Multifamily	1-Dec-15	0.00		TX	1,591,646	5.64%	9,226			A
256	MSC6HQ8B	Mobile Home Park	1-Oct-15	0.00		KS	1,587,435	5.24%	8,825			
257	MSC6HQ8A	Retail	1-Jan-16	0.00		IL	1,493,982	6.00%	8,993			A
258	MSC6HQ8A	Mixed Use	1-Jan-16	0.00		CA	1,493,970	5.99%	8,984			
259	MSC6HQ8A	Self Storage	1-Dec-15	0.00		XX	1,442,682	5.81%	8,517			
260	MSC6HQ8A	Self Storage	1-Dec-15	0.00		NC	1,390,987	6.62%	9,558			
261	MSC6HQ8A	Office	1-Jan-16	0.00		NE	1,374,282	5.83%	8,124			
262	MSC6HQ8A	Retail	1-Sep-15	0.00		MD	1,263,789	5.38%	7,144			
263	MSC6HQ8B	Multifamily	1-Sep-15	0.00		OK	1,238,613	5.20%	6,864			
264	MSC6HQ8A	Office	1-Jan-16	0.00		TN	1,200,000	5.88%	5,880			
265	MSC6HQ8A	Office	1-Jan-16	0.00		PA	1,075,000	5.84%	5,232			
266	MSC6HQ8B	Multifamily	1-Dec-15	0.00		NM	1,059,571	5.76%	6,222			
267	MSC6HQ8A	Retail	1-Jan-16	0.00		NM	1,049,441	5.90%	6,250			
268	MSC6HQ8A	Retail	1-Feb-16	0.00		OH	996,785	5.92%	5,944			
45A	MSC6HQ8A	Retail	1-Nov-15	0.00		CA	14,280,000	5.06%	60,214			
45B	MSC6HQ8A	Retail	1-Nov-15	0.00		CA	2,750,000	5.06%	11,596			
							2,727,958,974		14,274,544	0		
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(1) Legend:	A. In Grace Period	1. Delinquent 1 month	3. Delinquent 3+ months			5. Non Performing Matured Balloon			9. REO			
	B. Late Payment but < 1 month delinq	2. Delinquent 2 months	4. Performing Matured Balloon			7. Foreclosure						



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Specially Serviced (Part I) ~ Loan Detail (End of Period)

(1) Legend:	A. P&I Adv - in Grace Period	1. P&I Adv - delinquent 1 month	3. P&I Adv - delinquent 3+ months	5. Non Performing Mat. Balloon	9. REO
	B. P&I Adv - < one month delinq	2. P&I Adv - delinquent 2 months	4. Mat. Balloon/Assumed P&I	7. Foreclosure	

***Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
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Specially Serviced Loan Detail (Part II) ~ Servicer Comments (End of Period)

Disclosure Control #	Resolution Strategy	Comments

***Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
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***ABN AMRO Acct: 723555.1
Modified Loan Detail***

Disclosure Control #	Ending Principal Balance	Modification Date	Cutoff Maturity Date	Modified Maturity Date	Modification Description

Modified Loan Detail includes loans whose terms, fees, penalties or payments have been waived, or extended.

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8

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ABN AMRO Acct: 723555.1
Maturity Extension Summary

Loans which have had their Maturity Dates extended

Number of Loans:	0
Stated Principal Balance outstanding:	0.00
Weighted Average Extension Period:	0

Loans in the process of having their Maturity Dates extended

Number of Loans:	0
Stated Principal Balance outstanding:	0.00
Weighted Average Extension Period:	0

Loans in the process of having their Maturity Dates further extended

Number of Loans:	0
Cutoff Principal Balance:	0.00
Weighted Average Extension Period:	0

Loans paid-off that did experience Maturity Date extensions

Number of Loans:	0
Cutoff Principal Balance:	0.00
Weighted Average Extension Period:	0

Loans paid-off that did not experience Maturity Date extensions

Number of Loans:	0
Cutoff Principal Balance:	0.00

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Commercial Mortgage Pass-Through Certificates
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Realized Loss Detail

Period	Disclosure Control #	Appraisal Date	Appraisal Value	Beginning Scheduled Balance	Gross Proceeds	Gross Proceeds as a % of Sched. Balance	Aggregate Liquidation Expenses *	Net Liquidation Proceeds	Net Proceeds as a % of Sched. Balance	Realized Loss

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ8

Statement Date: 12-May-06
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Record Date: 28-Apr-06

ABN AMRO Acct: 723555.1
Bond/Collateral Realized Loss Reconciliation

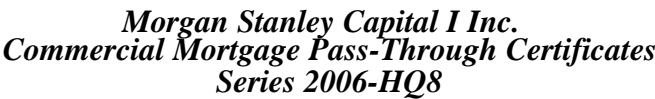
Prospectus ID	Period	Beginning Balance of the Loan at Liquidation	Aggregate Realized Loss on Loans	Prior Realized Loss Applied to Certificates	Amounts Covered by Overcollateralization and other Credit	Interest (Shortages)/ Excesses applied to Realized Losses	Modification Adjustments/Appraisal Reduction Adjustment	Additional (Recoveries)/ Expenses applied to Realized Losses	Current Realized Loss Applied to Certificates*	Recoveries of Realized Losses paid as Cash	(Recoveries)/ Realized Loss Applied to Certificate Interest
				A	B	C	D	E			

Cumulative

*In the Initial Period the Current Realized Loss Applied to Certificates will equal Aggregate Realized Loss on Loans - B - C - D + E instead of A - C - D + E

Description of Fields

A	Prior Realized Loss Applied to Certificates
B	Reduction to Realized Loss applied to bonds (could represent OC, insurance policies, reserve accounts, etc)
C	Amounts classified by the Master as interest adjustments from general collections on a loan with a Realized Loss
D	Adjustments that are based on principal haircut or future interest foregone due to modification
E	Realized Loss Adjustments, Supplemental Recoveries or Expenses on a previously liquidated loan



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ABN AMRO Acct: 723555.1
Historical Collateral Level REO Report

Disclosure Control #		REO Date

City	State	Property Type	Actual Balance	Scheduled Balance	Recent Appraisal Value	Appraisal Date	Appraisal Reduction Amount

Date Liquidated	Liquidation Proceeds	Liquidation Expenses	Other Revenue Recovered	Realized Loss	Type (*)

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Commercial Mortgage Pass-Through Certificates
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***ABN AMRO Acct: 723555.1
Material Breaches and Material Document Defect Detail***

Disclosure Control #	Ending Principal Balance	Material Breach Date	Material Breach and Material Document Defect Description