



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

***Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4***

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**Administrator:**

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***ABN AMRO Acct: 723837.1  
Reporting Package Table of Contents***

**Analyst:**

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|   |   |   |
|---|---|---|
| <div>Issue Id: CCMT06C4</div> <div>Monthly Data File Name: CCMT06C4_200612_3.ZIP</div>  | <div>Statements to CertificateholdersPage 2-4</div> <div>Cash Reconciliation SummaryPage 5-7</div> <div>Shortfall Summary ReportPage 8</div> <div>Bond Interest ReconciliationPage 9</div> <div>Bond Interest ReconciliationPage 10</div> <div>Rating InformationPage 11-12</div> <div>Asset-Backed Facts ~ 15 Month Loan Status SummaryPage 13-15</div> <div>Delinquent Loan DetailPage 16</div> <div>Asset-Backed Facts ~ 15 Month Loan Payoff/Loss SummaryPage 17-19</div> <div>Historical Collateral PrepaymentPage 20</div> <div>Mortgage Loan CharacteristicsPage 21-29</div> <div>Loan Level DetailPage 30-37</div> <div>Appraisal Reduction DetailPage 38</div> <div>Specially Serviced (Part I) - Loan DetailPage 39</div> <div>Specially Serviced (Part II) - Servicer CommentsPage 40</div> <div>Modified Loan DetailPage 41</div> <div>Summary of Loan Maturity ExtensionsPage 42</div> <div>Realized Loss DetailPage 43</div> <div>Historical REO ReportPage 44</div> <div>Material Breaches DetailPage 45</div> | <div>Closing Date: 29-Jun-2006</div> <div>First Payment Date: 17-Jul-2006</div> <div>Rated Final Payment Date: 17-Mar-2049</div> <div>Determination Date: 11-Dec-2006</div> <div>Trust Collection Period11/14/2006 - 12/11/2006</div> |
| <div>Parties to The Transaction</div> <div>Depositor: Citigroup Commercial Mortgage Securities Inc.</div> <div>Underwriter: Citigroup Global Markets Inc./Barclays Capital Inc./PNC Capital Markets LLC/Deutsche Bank Securities Inc./Banc of America Securities LLC</div> <div>Master Servicer: Midland Loan Services, Inc.</div> <div>Special Servicer: J.E. Robert Company, Inc.</div> <div>Rating Agency: Moody's Investors Service, Inc./Fitch, Inc.</div> |   |   |
| <div>Information is available for this issue from the following sources</div> <div>LaSalle Web Sitewww.etrustee.net</div> <div>Servicer Web Sitewww.midlands.com</div> <div>LaSalle Factor Line800.246.5761</div>   |   |   |



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WAC: 5.761518%  
 WAMM: 108

**REMIC II**  
**ABN AMRO Acct: 723837.1**

| Class                    | Original<br>Face Value (1) | Opening<br>Balance               | Principal<br>Payment      | Principal<br>Adj. or Loss | Negative<br>Amortization | Closing<br>Balance               | Interest<br>Payment (2)     | Interest<br>Adjustment | Pass-Through<br>Rate |
|--------------------------|----------------------------|----------------------------------|---------------------------|---------------------------|--------------------------|----------------------------------|-----------------------------|------------------------|----------------------|
| CUSIP                    |                            | Per \$ 1000                      | Per \$ 1000               | Per \$ 1000               | Per \$ 1000              | Per \$ 1000                      | Per \$ 1000                 | Per \$ 1000            | Next Rate(3)         |
| A-1<br>17309DAA1         | 79,951,000.00              | 76,715,182.65<br>959.527493715   | 721,404.51<br>9.023083013 | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 75,993,778.14<br>950.504410702   | 365,684.64<br>4.573859489   | 0.00<br>0.000000000    | 5.7201397029%<br>N/A |
| A-2<br>17309DAB9         | 152,713,000.00             | 152,713,000.00<br>1000.000000000 | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 152,713,000.00<br>1000.000000000 | 727,949.75<br>4.766783116   | 0.00<br>0.000000000    | 5.7201397029%<br>N/A |
| A-SB<br>17309DAC7        | 135,184,000.00             | 135,184,000.00<br>1000.000000000 | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 135,184,000.00<br>1000.000000000 | 644,392.80<br>4.766783051   | 0.00<br>0.000000000    | 5.7201397029%<br>N/A |
| A-3<br>17309DAD5         | 831,310,000.00             | 831,310,000.00<br>1000.000000000 | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 831,310,000.00<br>1000.000000000 | 3,962,674.45<br>4.766783089 | 0.00<br>0.000000000    | 5.7201397029%<br>N/A |
| A-1A<br>17309DAE3        | 385,317,000.00             | 384,938,905.92<br>999.018745397  | 84,762.85<br>0.219982119  | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 384,854,143.07<br>998.798763278  | 1,834,920.27<br>4.762105669 | 0.00<br>0.000000000    | 5.7201397029%<br>N/A |
| A-M<br>17309DAF0         | 226,353,000.00             | 226,353,000.00<br>1000.000000000 | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 226,353,000.00<br>1000.000000000 | 1,078,975.65<br>4.766783078 | 0.00<br>0.000000000    | 5.7201397029%<br>N/A |
| A-J<br>17309DAG8         | 164,107,000.00             | 164,107,000.00<br>1000.000000000 | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 164,107,000.00<br>1000.000000000 | 782,262.47<br>4.766783074   | 0.00<br>0.000000000    | 5.7201397029%<br>N/A |
| B<br>17309DAH6           | 50,929,000.00              | 50,929,000.00<br>1000.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 50,929,000.00<br>1000.000000000  | 242,767.50<br>4.766783169   | 0.00<br>0.000000000    | 5.7201397029%<br>N/A |
| C<br>17309DAJ2           | 25,465,000.00              | 25,465,000.00<br>1000.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 25,465,000.00<br>1000.000000000  | 121,386.13<br>4.766783036   | 0.00<br>0.000000000    | 5.7201397029%<br>N/A |
| D<br>17309DAK9           | 31,124,000.00              | 31,124,000.00<br>1000.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 31,124,000.00<br>1000.000000000  | 148,361.36<br>4.766783190   | 0.00<br>0.000000000    | 5.7201397029%<br>N/A |
| E<br>17309DAM5/U12650AB0 | 22,635,000.00              | 22,635,000.00<br>1000.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 22,635,000.00<br>1000.000000000  | 107,896.14<br>4.766783300   | 0.00<br>0.000000000    | 5.7201397029%<br>N/A |
| F<br>17309DAN3/U12650AC8 | 28,294,000.00              | 28,294,000.00<br>1000.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 28,294,000.00<br>1000.000000000  | 134,871.36<br>4.766783064   | 0.00<br>0.000000000    | 5.7201397029%<br>N/A |
| G<br>17309DAP8/U12650AD6 | 28,294,000.00              | 28,294,000.00<br>1000.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 28,294,000.00<br>1000.000000000  | 134,871.36<br>4.766783064   | 0.00<br>0.000000000    | 5.7201397029%<br>N/A |
| H<br>17309DAQ6/U12650AE4 | 25,465,000.00              | 25,465,000.00<br>1000.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 25,465,000.00<br>1000.000000000  | 121,386.13<br>4.766783036   | 0.00<br>0.000000000    | 5.7201397029%<br>N/A |
| J<br>17309DAR4/U12650AF1 | 11,318,000.00              | 11,318,000.00<br>1000.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 11,318,000.00<br>1000.000000000  | 53,222.90<br>4.702500442    | 0.00<br>0.000000000    | 5.6430000000%<br>N/A |
| K<br>17309DAS2/U12650AG9 | 8,488,000.00               | 8,488,000.00<br>1000.000000000   | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 8,488,000.00<br>1000.000000000   | 39,914.82<br>4.702500000    | 0.00<br>0.000000000    | 5.6430000000%<br>N/A |
| L<br>17309DAT0/U12650AH7 | 8,488,000.00               | 8,488,000.00<br>1000.000000000   | 0.00<br>0.000000000       | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 8,488,000.00<br>1000.000000000   | 39,914.82<br>4.702500000    | 0.00<br>0.000000000    | 5.6430000000%<br>N/A |

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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 Record Date: 30-Nov-06

WAC: 5.761518%  
 WAMM: 108

**REMIC II**  
**ABN AMRO Acct: 723837.1**

| Class                        | Original<br>Face Value (1) | Opening<br>Balance                | Principal<br>Payment | Principal<br>Adj. or Loss | Negative<br>Amortization | Closing<br>Balance                | Interest<br>Payment (2)   | Interest<br>Adjustment    | Pass-Through<br>Rate |
|------------------------------|----------------------------|-----------------------------------|----------------------|---------------------------|--------------------------|-----------------------------------|---------------------------|---------------------------|----------------------|
| CUSIP                        |                            | Per \$ 1000                       | Per \$ 1000          | Per \$ 1000               | Per \$ 1000              | Per \$ 1000                       | Per \$ 1000               | Per \$ 1000               | Next Rate(3)         |
| M<br>17309DAU7/U12650AJ3     | 5,659,000.00               | 5,659,000.00<br>1000.000000000    | 0.00<br>0.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 5,659,000.00<br>1000.000000000    | 26,611.45<br>4.702500442  | 0.00<br>0.000000000       | 5.6430000000%<br>N/A |
| N<br>17309DAV5/U12650AK0     | 5,659,000.00               | 5,659,000.00<br>1000.000000000    | 0.00<br>0.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 5,659,000.00<br>1000.000000000    | 26,611.45<br>4.702500442  | 0.00<br>0.000000000       | 5.6430000000%<br>N/A |
| O<br>17309DAW3/U12650AL8     | 5,659,000.00               | 5,659,000.00<br>1000.000000000    | 0.00<br>0.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 5,659,000.00<br>1000.000000000    | 26,611.45<br>4.702500442  | 0.00<br>0.000000000       | 5.6430000000%<br>N/A |
| P (*)<br>17309DAX1/U12650AM6 | 31,124,038.00              | 31,124,038.00<br>1000.000000000   | 0.00<br>0.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 31,124,038.00<br>1000.000000000   | 146,126.71<br>4.694979167 | (234.08)<br>(0.007520875) | 5.6430000000%<br>N/A |
| X<br>17309DAL7/U12650AA2     | 2,263,536,038.00 N         | 2,259,922,126.57<br>998.403422181 | 0.00<br>0.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 2,259,115,959.21<br>998.047268205 | 4,910.91<br>0.002169574   | 0.00<br>0.000000000       | 0.0026076520%<br>N/A |
| R<br>9ABS40911               | 0.00                       | 0.00<br>0.000000000               | 0.00<br>0.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 0.00<br>0.000000000               | 0.00<br>0.000000000       | 0.00<br>0.000000000       | N/A                  |
| R-I<br>9ABS40929             | 0.00                       | 0.00<br>0.000000000               | 0.00<br>0.000000000  | 0.00<br>0.000000000       | 0.00<br>0.000000000      | 0.00<br>0.000000000               | 0.00<br>0.000000000       | 0.00<br>0.000000000       | N/A                  |
| Total                        | 2,263,536,038.00           | 2,259,922,126.57                  | 806,167.36           | 0.00                      | 0.00                     | 2,259,115,959.21                  | 10,772,324.52             | (234.08)                  |                      |

|                   |               |
|-------------------|---------------|
| Total P&I Payment | 11,578,491.88 |
|-------------------|---------------|

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Record Date: 30-Nov-06

WAC: 5.761518%  
WAMM: 108

**Grantor Trust  
ABN AMRO Acct: 723837.1**

| Class         | Original<br>Face Value (1) | Opening<br>Balance<br>Per \$ 1000 | Principal<br>Payment<br>Per \$ 1000 | Principal<br>Adj. or Loss<br>Per \$ 1000 | Negative<br>Amortization<br>Per \$ 1000 | Closing<br>Balance<br>Per \$ 1000 | Interest<br>Payment (2)<br>Per \$ 1000 | Interest<br>Adjustment<br>Per \$ 1000 | Pass-Through<br>Rate<br>Next Rate(3) |
|---------------|----------------------------|-----------------------------------|-------------------------------------|--|---|-----------------------------------|--|---------------------------------------|--------------------------------------|
| CUSIP         |                            |                                   |                                     |  |   |                                   |  |                                       |                                      |
| Y<br>9ABS4104 | 0.00                       | 0.00<br>0.000000000               | 0.00<br>0.000000000                 | 0.00<br>0.000000000                      | 0.00<br>0.000000000                     | 0.00<br>0.000000000               | 0.00<br>0.000000000                    | 0.00<br>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 |
|-------------------|------|

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
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Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**

**Cash Reconciliation Summary**

| Interest Summary                 |                      |
|----------------------------------|----------------------|
| Current Scheduled Interest       | 10,168,621.83        |
| Less Deferred Interest           | 0.00                 |
| Less PPIS Reducing Scheduled Int | 0.00                 |
| Plus Gross Advance Interest      | 678,258.58           |
| Less ASER Interest Adv Reduction | 0.00                 |
| Less Other Interest Not Advanced | 0.00                 |
| Less Other Adjustment            | 0.00                 |
| <b>Total</b>                     | <b>10,846,880.41</b> |
| <b>Unscheduled Interest:</b>     |                      |
| Prepayment Penalties             | 0.00                 |
| Yield Maintenance Penalties      | 0.00                 |
| Other Interest Proceeds          | 0.00                 |
| <b>Total</b>                     | <b>0.00</b>          |

|                                  |             |
|----------------------------------|-------------|
| Less Fee Paid To Servicer        | (72,626.90) |
| 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                | (234.08)        |
| Non Recoverable Advances                     | 0.00            |
| Misc. Fees & Expenses                        | 0.00            |
| <b>Total Unscheduled Fees &amp; Expenses</b> | <b>(234.08)</b> |

|                                 |                      |
|---------------------------------|----------------------|
| <b>Total Interest Due Trust</b> | <b>10,774,019.43</b> |
|---------------------------------|----------------------|

| Less Fees & Expenses Paid By/To Trust |                   |
|---------------------------------------|-------------------|
| Trustee Fee                           | (1,694.94)        |
| Fee Strips                            | 0.00              |
| Misc. Fees                            | 0.00              |
| Interest Reserve Withholding          | 0.00              |
| Plus Interest Reserve Deposit         | 0.00              |
| <b>Total</b>                          | <b>(1,694.94)</b> |

|                                 |                      |
|---------------------------------|----------------------|
| <b>Total Interest Due Certs</b> | <b>10,772,324.49</b> |
|---------------------------------|----------------------|

| Principal Summary                  |                   |
|------------------------------------|-------------------|
| <b>Scheduled Principal:</b>        |                   |
| Current Scheduled Principal        | 800,950.51        |
| Advanced Scheduled Principal       | 5,216.85          |
| <b>Scheduled Principal</b>         | <b>806,167.36</b> |
| <b>Unscheduled Principal:</b>      |                   |
| Curtailments                       | 0.00              |
| Prepayments in Full                | 0.00              |
| Liquidation Proceeds               | 0.00              |
| Repurchase Proceeds                | 0.00              |
| Other Principal Proceeds           | 0.00              |
| <b>Total Unscheduled Principal</b> | <b>0.00</b>       |
| <b>Remittance Principal</b>        | <b>806,167.36</b> |

|                                     |                      |
|-------------------------------------|----------------------|
| <b>Remittance P&amp;I Due Trust</b> | <b>11,580,186.79</b> |
|-------------------------------------|----------------------|

|                                     |                      |
|-------------------------------------|----------------------|
| <b>Remittance P&amp;I Due Certs</b> | <b>11,578,491.85</b> |
|-------------------------------------|----------------------|

| Pool Balance Summary  |                         |            |
|-----------------------|-------------------------|------------|
|                       | Balance                 | Count      |
| Beginning Pool        | 2,259,922,126.67        | 166        |
| Scheduled Principal   | 806,167.36              | 0          |
| Unscheduled Principal | 0.00                    | 0          |
| Deferred Interest     | 0.00                    |            |
| Liquidations          | 0.00                    | 0          |
| Repurchases           | 0.00                    | 0          |
| <b>Ending Pool</b>    | <b>2,259,115,959.31</b> | <b>166</b> |

| 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        |
| <b>Ending Outstanding</b>         | <b>0.00</b> |

| Servicing Fee Summary          |                  |
|--------------------------------|------------------|
| Current Servicing Fees         | 72,626.90        |
| Plus Fees Advanced for PPIS    | 0.00             |
| Less Reduction for PPIS        | 0.00             |
| Plus Delinquent Servicing Fees | 3,604.17         |
| <b>Total Servicing Fees</b>    | <b>76,231.07</b> |

| Cumulative Prepayment Consideration Received |       |
|--|-------|
| Prepayment Premiums                          | 0.00  |
| Yield Maintenance                            | 0.00  |
| Other Interest                               | -0.04 |

| PPIS Summary                            |             |
|---|-------------|
| Gross PPIS                              | 0.00        |
| Reduced by PPiE                         | 0.00        |
| Reduced by Shortfalls in Fees           | 0.00        |
| Reduced by Other Amounts                | 0.00        |
| <b>PPIS Reducing Scheduled Interest</b> | <b>0.00</b> |
| <b>PPIS Reducing Servicing Fee</b>      | <b>0.00</b> |
| <b>PPIS Due Certificate</b>             | <b>0.00</b> |

| Advance Summary (Advance Made by Servicer) |                 |                   |
|--|-----------------|-------------------|
|  | Principal       | Interest          |
| Prior Outstanding                          | 102,273.38      | 1,947,380.28      |
| Plus Current Period                        | 5,216.85        | 678,258.58        |
| Less Recovered                             | (102,273.38)    | (1,947,380.28)    |
| Less Non Recovered                         | 0.00            | 0.00              |
| <b>Ending Outstanding</b>                  | <b>5,216.85</b> | <b>678,258.58</b> |

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**ABN AMRO Acct: 723837.1**

**Cash Reconciliation Summary Loan Group No. 1**

| Interest Summary                 |                     |
|----------------------------------|---------------------|
| Current Scheduled Interest       | 8,441,930.24        |
| Less Deferred Interest           | 0.00                |
| Less PPIS Reducing Scheduled Int | 0.00                |
| Plus Gross Advance Interest      | 635,175.00          |
| Less ASER Interest Adv Reduction | 0.00                |
| Less Other Interest Not Advanced | 0.00                |
| Less Other Adjustment            | 0.00                |
| <b>Total</b>                     | <b>9,077,105.24</b> |
| <b>Unscheduled Interest:</b>     |                     |
| Prepayment Penalties             | 0.00                |
| Yield Maintenance Penalties      | 0.00                |
| Other Interest Proceeds          | 0.00                |
| <b>Total</b>                     | <b>0.00</b>         |

|                                  |             |
|----------------------------------|-------------|
| Less Fee Paid To Servicer        | (57,948.23) |
| 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                | (208.60)        |
| Non Recoverable Advances                     | 0.00            |
| Misc. Fees & Expenses                        | 0.00            |
| <b>Total Unscheduled Fees &amp; Expenses</b> | <b>(208.60)</b> |

|                                 |                     |
|---------------------------------|---------------------|
| <b>Total Interest Due Trust</b> | <b>9,018,948.41</b> |
|---------------------------------|---------------------|

| Less Fees & Expenses Paid By/To Trust |                     |
|---------------------------------------|---------------------|
| Trustee Fee                           | (1,406.24)          |
| Fee Strips                            | 0.00                |
| Misc. Fees                            | 0.00                |
| Interest Reserve Withholding          | 0.00                |
| Plus Interest Reserve Deposit         | 0.00                |
| <b>Total</b>                          | <b>(1,406.24)</b>   |
| <b>Total Interest Due Certs</b>       | <b>9,017,542.17</b> |

| Principal Summary                  |                   |
|------------------------------------|-------------------|
| <b>Scheduled Principal:</b>        |                   |
| Current Scheduled Principal        | 721,404.51        |
| Advanced Scheduled Principal       | 0.00              |
| <b>Scheduled Principal</b>         | <b>721,404.51</b> |
| <b>Unscheduled Principal:</b>      |                   |
| Curtailments                       | 0.00              |
| Prepayments in Full                | 0.00              |
| Liquidation Proceeds               | 0.00              |
| Repurchase Proceeds                | 0.00              |
| Other Principal Proceeds           | 0.00              |
| <b>Total Unscheduled Principal</b> | <b>0.00</b>       |
| <b>Remittance Principal</b>        | <b>721,404.51</b> |

|                                     |                     |
|-------------------------------------|---------------------|
| <b>Remittance P&amp;I Due Trust</b> | <b>9,740,352.92</b> |
|-------------------------------------|---------------------|

|                                     |                     |
|-------------------------------------|---------------------|
| <b>Remittance P&amp;I Due Certs</b> | <b>9,738,946.68</b> |
|-------------------------------------|---------------------|

| Pool Balance Summary  |                         |            |
|-----------------------|-------------------------|------------|
|                       | Balance                 | Count      |
| Beginning Pool        | 1,874,982,653.86        | 134        |
| Scheduled Principal   | 721,404.51              | 0          |
| Unscheduled Principal | 0.00                    | 0          |
| Deferred Interest     | 0.00                    |            |
| Liquidations          | 0.00                    | 0          |
| Repurchases           | 0.00                    | 0          |
| <b>Ending Pool</b>    | <b>1,874,261,249.35</b> | <b>134</b> |

| 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        |
| <b>Ending Outstanding</b>         | <b>0.00</b> |

| Servicing Fee Summary          |                  |
|--------------------------------|------------------|
| Current Servicing Fees         | 57,948.23        |
| Plus Fees Advanced for PPIS    | 0.00             |
| Less Reduction for PPIS        | 0.00             |
| Plus Delinquent Servicing Fees | 3,375.00         |
| <b>Total Servicing Fees</b>    | <b>61,323.23</b> |

| Cumulative Prepayment Consideration Received |       |
|--|-------|
| Prepayment Premiums                          | 0.00  |
| Yield Maintenance                            | 0.00  |
| Other Interest                               | -0.06 |

| PPIS Summary                            |             |
|---|-------------|
| Gross PPIS                              | 0.00        |
| Reduced by PPIE                         | 0.00        |
| Reduced by Shortfalls in Fees           | 0.00        |
| Reduced by Other Amounts                | 0.00        |
| <b>PPIS Reducing Scheduled Interest</b> | <b>0.00</b> |
| <b>PPIS Reducing Servicing Fee</b>      | <b>0.00</b> |
| <b>PPIS Due Certificate</b>             | <b>0.00</b> |

| Advance Summary (Advance Made by Servicer) |             |                   |
|--|-------------|-------------------|
|  | Principal   | Interest          |
| Prior Outstanding                          | 98,524.69   | 1,407,757.07      |
| Plus Current Period                        | 0.00        | 635,175.00        |
| Less Recovered                             | (98,524.69) | (1,407,757.07)    |
| Less Non Recovered                         | 0.00        | 0.00              |
| <b>Ending Outstanding</b>                  | <b>0.00</b> | <b>635,175.00</b> |

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**

**Cash Reconciliation Summary Loan Group No. 2**

| Interest Summary                 |                     |
|----------------------------------|---------------------|
| Current Scheduled Interest       | 1,726,691.58        |
| Less Deferred Interest           | 0.00                |
| Less PPIS Reducing Scheduled Int | 0.00                |
| Plus Gross Advance Interest      | 43,083.58           |
| Less ASER Interest Adv Reduction | 0.00                |
| Less Other Interest Not Advanced | 0.00                |
| Less Other Adjustment            | 0.00                |
| <b>Total</b>                     | <b>1,769,775.16</b> |
| <b>Unscheduled Interest:</b>     |                     |
| Prepayment Penalties             | 0.00                |
| Yield Maintenance Penalties      | 0.00                |
| Other Interest Proceeds          | 0.00                |
| <b>Total</b>                     | <b>0.00</b>         |

|                                  |             |
|----------------------------------|-------------|
| Less Fee Paid To Servicer        | (14,678.67) |
| Less Fee Strips Paid by Servicer | 0.00        |

|   |                |
|---|----------------|
| <b>Less Fees &amp; Expenses Paid By/To Servicer</b> |                |
| Special Servicing Fees                              | 0.00           |
| Workout Fees  | 0.00           |
| Liquidation Fees                                    | 0.00           |
| Interest Due Serv on Advances                       | (25.48)        |
| Non Recoverable Advances                            | 0.00           |
| Misc. Fees & Expenses                               | 0.00           |
| <b>Total Unscheduled Fees &amp; Expenses</b>        | <b>(25.48)</b> |

|                                 |                     |
|---------------------------------|---------------------|
| <b>Total Interest Due Trust</b> | <b>1,755,071.02</b> |
|---------------------------------|---------------------|

|  |                 |
|--|-----------------|
| <b>Less Fees &amp; Expenses Paid By/To Trust</b> |                 |
| Trustee Fee                                      | (288.70)        |
| Fee Strips                                       | 0.00            |
| Misc. Fees                                       | 0.00            |
| Interest Reserve Withholding                     | 0.00            |
| Plus Interest Reserve Deposit                    | 0.00            |
| <b>Total</b>                                     | <b>(288.70)</b> |

|                                 |                     |
|---------------------------------|---------------------|
| <b>Total Interest Due Certs</b> | <b>1,754,782.31</b> |
|---------------------------------|---------------------|

| Principal Summary                  |                  |
|------------------------------------|------------------|
| <b>Scheduled Principal:</b>        |                  |
| Current Scheduled Principal        | 79,546.00        |
| Advanced Scheduled Principal       | 5,216.85         |
| <b>Scheduled Principal</b>         | <b>84,762.85</b> |
| <b>Unscheduled Principal:</b>      |                  |
| Curtailments                       | 0.00             |
| Prepayments in Full                | 0.00             |
| Liquidation Proceeds               | 0.00             |
| Repurchase Proceeds                | 0.00             |
| Other Principal Proceeds           | 0.00             |
| <b>Total Unscheduled Principal</b> | <b>0.00</b>      |
| <b>Remittance Principal</b>        | <b>84,762.85</b> |

|                                     |                     |
|-------------------------------------|---------------------|
| <b>Remittance P&amp;I Due Trust</b> | <b>1,839,833.87</b> |
|-------------------------------------|---------------------|

|                                     |                     |
|-------------------------------------|---------------------|
| <b>Remittance P&amp;I Due Certs</b> | <b>1,839,545.16</b> |
|-------------------------------------|---------------------|

| Pool Balance Summary  |                       |           |
|-----------------------|-----------------------|-----------|
|                       | Balance               | Count     |
| Beginning Pool        | 384,939,472.81        | 32        |
| Scheduled Principal   | 84,762.85             | 0         |
| Unscheduled Principal | 0.00                  | 0         |
| Deferred Interest     | 0.00                  |           |
| Liquidations          | 0.00                  | 0         |
| Repurchases           | 0.00                  | 0         |
| <b>Ending Pool</b>    | <b>384,854,709.96</b> | <b>32</b> |

| 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        |
| <b>Ending Outstanding</b>         | <b>0.00</b> |

| Servicing Fee Summary          |                  |
|--------------------------------|------------------|
| Current Servicing Fees         | 14,678.67        |
| Plus Fees Advanced for PPIS    | 0.00             |
| Less Reduction for PPIS        | 0.00             |
| Plus Delinquent Servicing Fees | 229.17           |
| <b>Total Servicing Fees</b>    | <b>14,907.83</b> |

| Cumulative Prepayment Consideration Received |      |
|--|------|
| Prepayment Premiums                          | 0.00 |
| Yield Maintenance                            | 0.00 |
| Other Interest                               | 0.02 |

| PPIS Summary                            |             |
|---|-------------|
| Gross PPIS                              | 0.00        |
| Reduced by PPiE                         | 0.00        |
| Reduced by Shortfalls in Fees           | 0.00        |
| Reduced by Other Amounts                | 0.00        |
| <b>PPIS Reducing Scheduled Interest</b> | <b>0.00</b> |
| <b>PPIS Reducing Servicing Fee</b>      | <b>0.00</b> |
| <b>PPIS Due Certificate</b>             | <b>0.00</b> |

| Advance Summary (Advance Made by Servicer) |                 |                  |
|--|-----------------|------------------|
|  | Principal       | Interest         |
| Prior Outstanding                          | 3,748.69        | 539,623.21       |
| Plus Current Period                        | 5,216.85        | 43,083.58        |
| Less Recovered                             | (3,748.69)      | (539,623.21)     |
| Less Non Recovered                         | 0.00            | 0.00             |
| <b>Ending Outstanding</b>                  | <b>5,216.85</b> | <b>43,083.58</b> |

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1  
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     | 234.08        |
| 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          |
| <b>Total Shortfall Allocated to the Bonds</b>         | <b>234.08</b> |

**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        |
| <b>Total Excess Allocated to the Bonds</b> | <b>0.00</b> |

**Aggregate Interest Adjustment Allocated to the Bonds**

|   |                 |
|---|-----------------|
| Total Excess Allocated to the Bonds           | 0.00            |
| Less Total Shortfall Allocated to the Bonds   | (234.08)        |
| <b>Total Interest Adjustment to the Bonds</b> | <b>(234.08)</b> |



**Citigroup Commercial Mortgage Securities Inc.**  
**Commerical Mortgage Pass-Through Certificates**  
**Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**  
**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   | 76,715,182.65    | 5.720140%         | 365,684.64                   | 0.00                     | 0.00                      | 365,684.64                         | 365,684.64              | 0.00                              | 0.00                                      | 30.00%         | 30.06%      |
| A-2   | 30/360  | 30   | 152,713,000.00   | 5.720140%         | 727,949.75                   | 0.00                     | 0.00                      | 727,949.75                         | 727,949.75              | 0.00                              | 0.00                                      | 30.00%         | 30.06%      |
| A-SB  | 30/360  | 30   | 135,184,000.00   | 5.720140%         | 644,392.80                   | 0.00                     | 0.00                      | 644,392.80                         | 644,392.80              | 0.00                              | 0.00                                      | 30.00%         | 30.06%      |
| A-3   | 30/360  | 30   | 831,310,000.00   | 5.720140%         | 3,962,674.45                 | 0.00                     | 0.00                      | 3,962,674.45                       | 3,962,674.45            | 0.00                              | 0.00                                      | 30.00%         | 30.06%      |
| A-1A  | 30/360  | 30   | 384,938,905.92   | 5.720140%         | 1,834,920.27                 | 0.00                     | 0.00                      | 1,834,920.27                       | 1,834,920.27            | 0.00                              | 0.00                                      | 30.00%         | 30.06%      |
| A-M   | 30/360  | 30   | 226,353,000.00   | 5.720140%         | 1,078,975.65                 | 0.00                     | 0.00                      | 1,078,975.65                       | 1,078,975.65            | 0.00                              | 0.00                                      | 20.00%         | 20.04%      |
| A-J   | 30/360  | 30   | 164,107,000.00   | 5.720140%         | 782,262.47                   | 0.00                     | 0.00                      | 782,262.47                         | 782,262.47              | 0.00                              | 0.00                                      | 12.75%         | 12.77%      |
| B     | 30/360  | 30   | 50,929,000.00    | 5.720140%         | 242,767.50                   | 0.00                     | 0.00                      | 242,767.50                         | 242,767.50              | 0.00                              | 0.00                                      | 10.50%         | 10.52%      |
| C     | 30/360  | 30   | 25,465,000.00    | 5.720140%         | 121,386.13                   | 0.00                     | 0.00                      | 121,386.13                         | 121,386.13              | 0.00                              | 0.00                                      | 9.38%          | 9.39%       |
| D     | 30/360  | 30   | 31,124,000.00    | 5.720140%         | 148,361.36                   | 0.00                     | 0.00                      | 148,361.36                         | 148,361.36              | 0.00                              | 0.00                                      | 8.00%          | 8.02%       |
| E     | 30/360  | 30   | 22,635,000.00    | 5.720140%         | 107,896.14                   | 0.00                     | 0.00                      | 107,896.14                         | 107,896.14              | 0.00                              | 0.00                                      | 7.00%          | 7.01%       |
| F     | 30/360  | 30   | 28,294,000.00    | 5.720140%         | 134,871.36                   | 0.00                     | 0.00                      | 134,871.36                         | 134,871.36              | 0.00                              | 0.00                                      | 5.75%          | 5.76%       |
| G     | 30/360  | 30   | 28,294,000.00    | 5.720140%         | 134,871.36                   | 0.00                     | 0.00                      | 134,871.36                         | 134,871.36              | 0.00                              | 0.00                                      | 4.50%          | 4.51%       |
| H     | 30/360  | 30   | 25,465,000.00    | 5.720140%         | 121,386.13                   | 0.00                     | 0.00                      | 121,386.13                         | 121,386.13              | 0.00                              | 0.00                                      | 3.38%          | 3.38%       |
| J     | 30/360  | 30   | 11,318,000.00    | 5.643000%         | 53,222.90                    | 0.00                     | 0.00                      | 53,222.90                          | 53,222.90               | 0.00                              | 0.00                                      | 2.88%          | 2.88%       |
| K     | 30/360  | 30   | 8,488,000.00     | 5.643000%         | 39,914.82                    | 0.00                     | 0.00                      | 39,914.82                          | 39,914.82               | 0.00                              | 0.00                                      | 2.50%          | 2.50%       |
| L     | 30/360  | 30   | 8,488,000.00     | 5.643000%         | 39,914.82                    | 0.00                     | 0.00                      | 39,914.82                          | 39,914.82               | 0.00                              | 0.00                                      | 2.13%          | 2.13%       |
| M     | 30/360  | 30   | 5,659,000.00     | 5.643000%         | 26,611.45                    | 0.00                     | 0.00                      | 26,611.45                          | 26,611.45               | 0.00                              | 0.00                                      | 1.88%          | 1.88%       |
| N     | 30/360  | 30   | 5,659,000.00     | 5.643000%         | 26,611.45                    | 0.00                     | 0.00                      | 26,611.45                          | 26,611.45               | 0.00                              | 0.00                                      | 1.63%          | 1.63%       |
| O     | 30/360  | 30   | 5,659,000.00     | 5.643000%         | 26,611.45                    | 0.00                     | 0.00                      | 26,611.45                          | 26,611.45               | 0.00                              | 0.00                                      | 1.38%          | 1.38%       |
| P     | 30/360  | 30   | 31,124,038.00    | 5.643000%         | 146,360.79                   | 0.00                     | 0.00                      | 147,222.12                         | 146,126.71              | -234.08                           | 1,095.41                                  | 0.00%          | 0.00%       |
| X     | 30/360  | 30   | 2,259,922,126.57 | 0.002608%         | 4,910.91                     | 0.00                     | 0.00                      | 4,910.91                           | 4,910.91                | 0.00                              | 0.00                                      | NA             | NA          |
| Y     |         | 30   | 0.00             | 0.000000%         | 0.00                         | 0.00                     | 0.00                      | 0.00                               | 0.00                    | 0.00                              | 0.00                                      | NA             | NA          |
|       |         |      |                  |                   | 10,772,558.60                | 0.00                     | 0.00                      | 10,773,419.93                      | 10,772,324.52           | -234.08                           | 1,095.41                                  |                |             |

(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).

**Citigroup Commercial Mortgage Securities Inc.**  
**Commerical Mortgage Pass-Through Certificates**  
**Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**  
**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-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 365,684.64                         | 365,684.64              |
| A-2   | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 727,949.75                         | 727,949.75              |
| A-SB  | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 644,392.80                         | 644,392.80              |
| A-3   | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 3,962,674.45                       | 3,962,674.45            |
| A-1A  | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 1,834,920.27                       | 1,834,920.27            |
| A-M   | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 1,078,975.65                       | 1,078,975.65            |
| A-J   | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 782,262.47                         | 782,262.47              |
| B     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 242,767.50                         | 242,767.50              |
| C     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 121,386.13                         | 121,386.13              |
| D     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 148,361.36                         | 148,361.36              |
| E     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 107,896.14                         | 107,896.14              |
| F     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 134,871.36                         | 134,871.36              |
| G     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 134,871.36                         | 134,871.36              |
| H     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 121,386.13                         | 121,386.13              |
| J     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 53,222.90                          | 53,222.90               |
| K     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 39,914.82                          | 39,914.82               |
| L     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 39,914.82                          | 39,914.82               |
| M     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 26,611.45                          | 26,611.45               |
| N     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 26,611.45                          | 26,611.45               |
| O     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 26,611.45                          | 26,611.45               |
| P     | 1-Nov-2006              | 1-Dec-2006                | 861.33                       | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 147,222.12                         | 146,126.71              |
| X     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 4,910.91                           | 4,910.91                |
| Y     | 1-Nov-2006              | 1-Dec-2006                | 0.00                         | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 0.00                               | 0.00                    |
|       |                         |                           | 861.33                       | 0.00                                | 0.00                | 0.00              | 0.00                        | 0.00           | 0.00                          | 0.00                  | 10,773,419.93                      | 10,772,324.52           |

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

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**

**Rating Information**

|       |           | Original Ratings |         |     | Rating Change/Change Date(1) |         |     |
|-------|-----------|------------------|---------|-----|------------------------------|---------|-----|
| Class | CUSIP     | Fitch            | Moody's | S&P | Fitch                        | Moody's | S&P |
| A-1   | 17309DAA1 | AAA              | Aaa     | NR  |                              |         |     |
| A-2   | 17309DAB9 | AAA              | Aaa     | NR  |                              |         |     |
| A-SB  | 17309DAC7 | AAA              | Aaa     | NR  |                              |         |     |
| A-3   | 17309DAD5 | AAA              | Aaa     | NR  |                              |         |     |
| A-1A  | 17309DAE3 | AAA              | Aaa     | NR  |                              |         |     |
| A-M   | 17309DAF0 | AAA              | Aaa     | NR  |                              |         |     |
| A-J   | 17309DAG8 | AAA              | Aaa     | NR  |                              |         |     |
| B     | 17309DAH6 | AA               | Aa2     | NR  |                              |         |     |
| C     | 17309DAJ2 | AA-              | Aa3     | NR  |                              |         |     |
| D     | 17309DAK9 | A                | A2      | NR  |                              |         |     |
| E     | 17309DAM5 | A-               | A3      | NR  |                              |         |     |
| F     | 17309DAN3 | BBB+             | Baa1    | NR  |                              |         |     |
| G     | 17309DAP8 | BBB              | Baa2    | NR  |                              |         |     |
| H     | 17309DAQ6 | BBB-             | Baa3    | NR  |                              |         |     |
| J     | 17309DAR4 | BB+              | Ba1     | NR  |                              |         |     |
| K     | 17309DAS2 | BB               | Ba2     | NR  |                              |         |     |
| L     | 17309DAT0 | BB-              | Ba3     | NR  |                              |         |     |
| M     | 17309DAU7 | B+               | B1      | NR  |                              |         |     |
| N     | 17309DAV5 | B                | B2      | NR  |                              |         |     |
| O     | 17309DAW3 | B-               | B3      | NR  |                              |         |     |
| P     | 17309DAX1 | NR               | NR      | NR  |                              |         |     |
| X     | 17309DAL7 | AAA              | Aaa     | 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.



|                 |           |
|-----------------|-----------|
| Statement Date: | 15-Dec-06 |
| Payment Date:   | 15-Dec-06 |
| Prior Payment:  | 17-Nov-06 |
| Next Payment:   | 18-Jan-07 |
| Record Date:    | 30-Nov-06 |

### Rating Information

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.

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1  
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 |
| 12/15/2006        | 0                            | 0.00         | 0               | 0.00    | 0                | 0.00    | 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%   |
| 11/17/2006        | 0                            | 0.00         | 0               | 0.00    | 0                | 0.00    | 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%   |
| 10/17/2006        | 1                            | 7,430,000.00 | 0               | 0.00    | 0                | 0.00    | 0           | 0.00    | 0     | 0.00    | 0                            | 0.00    | 0                  | 0.00    | 0          | 0.00    |
|                   | 0.60%                        | 0.33%        | 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%   |
| 9/15/2006         | 0                            | 0.00         | 0               | 0.00    | 0                | 0.00    | 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%   |
| 8/17/2006         | 0                            | 0.00         | 0               | 0.00    | 0                | 0.00    | 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%   |
| 7/17/2006         | 0                            | 0.00         | 0               | 0.00    | 0                | 0.00    | 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

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1  
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary  
Loan Group No. 1**

| 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 |
| 12/15/2006        | 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%   |
| 11/17/2006        | 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%   |
| 10/17/2006        | 1                            | 7,430,000.00 | 0               | 0.00    | 0                | 0       | 0           | 0.00    | 0     | 0.00    | 0                            | 0.00    | 0                  | 0.00    | 0          | 0.00    |
|                   | 0.75%                        | 0.40%        | 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%   |
| 9/15/2006         | 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%   |
| 8/17/2006         | 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%   |
| 7/17/2006         | 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

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1  
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary  
Loan Group No. 2**

| 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 |
| 12/15/2006        | 0                            | 0.00    | 0               | 0.00    | 0                | 0.00    | 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%   |
| 11/17/2006        | 0                            | 0.00    | 0               | 0.00    | 0                | 0.00    | 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%   |
| 10/17/2006        | 0                            | 0.00    | 0               | 0.00    | 0                | 0.00    | 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%   |
| 9/15/2006         | 0                            | 0.00    | 0               | 0.00    | 0                | 0.00    | 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%   |
| 8/17/2006         | 0                            | 0.00    | 0               | 0.00    | 0                | 0.00    | 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%   |
| 7/17/2006         | 0                            | 0.00    | 0               | 0.00    | 0                | 0.00    | 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

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
 Payment Date: 15-Dec-06  
 Prior Payment: 17-Nov-06  
 Next Payment: 18-Jan-07  
 Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**

**Delinquent Loan Detail**

| Disclosure<br>Control #                         | Paid<br>Thru<br>Date | Current P&I<br>Advance     | Outstanding<br>P&I<br>Advances** | Out. Property<br>Protection<br>Advances | Loan Status<br>Code (1) | Special<br>Servicer<br>Transfer Date     | Foreclosure<br>Date | Bankruptcy<br>Date | REO<br>Date |
|---|----------------------|----------------------------|----------------------------------|---|-------------------------|--|---------------------|--------------------|-------------|
| 4   | 9-Nov-06             | 317,550.00                 | 317,550.00                       | 0.00                                    | B                       |  |                     |                    |             |
| 5   | 1-Nov-06             | 317,625.00                 | 317,625.00                       | 0.00                                    | B                       |  |                     |                    |             |
| 111   | 1-Nov-06             | 48,300.43                  | 48,300.43                        | 0.00                                    | B                       |  |                     |                    |             |
| <b>Total</b>                                    |                      | 683,475.43                 | 683,475.43                       |   |                         |  |                     |                    |             |
| <b>A. In Grace Period</b>                       |                      | <b>1. Delinq. 1 month</b>  |                                  | <b>3. Delinquent 3 + months</b>         |                         | <b>5. Non Performing Matured Balloon</b> |                     | <b>9. REO</b>      |             |
| <b>B. Late Payment but &lt; 1 month delinq.</b> |                      | <b>2. Delinq. 2 months</b> |                                  | <b>4. Performing Matured Balloon</b>    |                         | <b>7. Foreclosure</b>                    |                     |                    |             |

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



**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**

**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 |
| 15-Dec-06         | 166             | 2,259,115,959 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 108            | 313   | 5.76%              | 5.72% |
|                   | 100.00%         | 99.80%        | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 17-Nov-06         | 166             | 2,259,922,127 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 109            | 314   | 5.95%              | 5.91% |
|                   | 100.00%         | 99.84%        | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 17-Oct-06         | 166             | 2,260,604,124 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 110            | 315   | 5.76%              | 5.72% |
|                   | 100.00%         | 99.87%        | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 15-Sep-06         | 166             | 2,261,402,843 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 111            | 316   | 5.95%              | 5.91% |
|                   | 100.00%         | 99.91%        | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 17-Aug-06         | 166             | 2,262,077,185 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 112            | 317   | 5.95%              | 5.91% |
|                   | 100.00%         | 99.94%        | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 17-Jul-06         | 166             | 2,262,748,044 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 113            | 318   | 5.76%              | 5.72% |
|                   | 100.00%         | 99.97%        | 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.

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**

**Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary  
Loan Group No. 1**

| 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 |
| 15-Dec-06         | 134             | 1,874,261,249 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 108            | 310   | 5.81%              | 5.77% |
|                   | 80.72%          | 82.80%        | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 17-Nov-06         | 134             | 1,874,982,654 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 109            | 311   | 6.01%              | 5.96% |
|                   | 80.72%          | 82.83%        | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 17-Oct-06         | 134             | 1,875,593,617 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 110            | 312   | 5.81%              | 5.77% |
|                   | 80.72%          | 82.86%        | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 15-Sep-06         | 134             | 1,876,308,334 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 111            | 313   | 6.01%              | 5.96% |
|                   | 80.72%          | 82.89%        | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 17-Aug-06         | 134             | 1,876,912,423 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 112            | 314   | 6.01%              | 5.96% |
|                   | 80.72%          | 82.92%        | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 17-Jul-06         | 134             | 1,877,513,384 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 113            | 315   | 5.81%              | 5.77% |
|                   | 80.72%          | 82.95%        | 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.

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**

**Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary  
Loan Group No. 2**

| 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 |
| 15-Dec-06         | 32              | 384,854,710 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 105            | 326   | 5.52%              | 5.47% |
|                   | 19.28%          | 17.00%      | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 17-Nov-06         | 32              | 384,939,473 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 106            | 327   | 5.70%              | 5.65% |
|                   | 19.28%          | 17.01%      | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 17-Oct-06         | 32              | 385,010,507 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 107            | 328   | 5.52%              | 5.47% |
|                   | 19.28%          | 17.01%      | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 15-Sep-06         | 32              | 385,094,509 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 108            | 329   | 5.70%              | 5.65% |
|                   | 19.28%          | 17.01%      | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 17-Aug-06         | 32              | 385,164,761 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 109            | 330   | 5.70%              | 5.65% |
|                   | 19.28%          | 17.02%      | 0.00%       | 0.00%   |           |        | 0.00%                 | 0.00%   | 0.00%            | 0.00%   | 0.00%               | 0.00%  |                |       |                    |       |
| 17-Jul-06         | 32              | 385,234,660 | 0           | 0       | 0         | 0      | 0                     | 0       | 0                | 0       | 0                   | 0      | 110            | 331   | 5.52%              | 5.47% |
|                   | 19.28%          | 17.02%      | 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.

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
 Payment Date: 15-Dec-06  
 Prior Payment: 17-Nov-06  
 Next Payment: 18-Jan-07  
 Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1  
Historical Collateral Level Prepayment Report**

| Disclosure<br>Control # | Payoff<br>Period | Initial<br>Balance | Type | Payoff<br>Amount | Penalty<br>Amount | Prepayment<br>Date | Maturity<br>Date | Property<br>Type | Geographic<br>Location |
|-------------------------|------------------|--------------------|------|------------------|-------------------|--------------------|------------------|------------------|------------------------|
|                         |                  |                    |      |                  |                   |                    |                  |                  |                        |

Current  
Cumulative

**Citigroup Commercial Mortgage Securities Inc.**  
**Commerical Mortgage Pass-Through Certificates**  
**Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**  
**Mortgage Loan Characteristics**

**Distribution of Principal Balances**

| Current Scheduled Balance | # of Loans | Scheduled Balance | % of Balance | Weighted Average |        |          |
|---------------------------|------------|-------------------|--------------|------------------|--------|----------|
|                           |            |                   |              | Term             | Coupon | PFY DSCR |
| 700,000 to 5,000,000      | 39         | 134,113,282       | 5.94%        | 114              | 5.73%  | 0.12     |
| 5,000,000 to 10,000,000   | 61         | 436,958,376       | 19.34%       | 112              | 5.75%  | 0.18     |
| 10,000,000 to 15,000,000  | 28         | 358,678,471       | 15.88%       | 109              | 5.75%  | 0.09     |
| 15,000,000 to 20,000,000  | 19         | 336,090,535       | 14.88%       | 106              | 5.74%  | 0.14     |
| 20,000,000 to 25,000,000  | 4          | 89,387,843        | 3.96%        | 110              | 5.36%  | 0.67     |
| 25,000,000 to 30,000,000  | 3          | 78,800,000        | 3.49%        | 111              | 5.52%  | 0.00     |
| 30,000,000 to 35,000,000  | 4          | 130,862,500       | 5.79%        | 112              | 5.95%  | 0.00     |
| 35,000,000 to 40,000,000  | 1          | 36,500,000        | 1.62%        | 114              | 5.82%  | 0.00     |
| 40,000,000 to 45,000,000  | 1          | 42,695,000        | 1.89%        | 106              | 5.31%  | 0.00     |
| 45,000,000 to 50,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 50,000,000 to 55,000,000  | 1          | 55,000,000        | 2.43%        | 103              | 5.19%  | 0.00     |
| 55,000,000 to 60,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 60,000,000 to 65,000,000  | 1          | 63,000,000        | 2.79%        | 75               | 6.08%  | 0.00     |
| 65,000,000 to 70,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 70,000,000 to 75,000,000  | 1          | 72,000,000        | 3.19%        | 109              | 5.32%  | 0.00     |
| 75,000,000 to 80,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 80,000,000 to 85,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 85,000,000 to 90,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 90,000,000 to 95,000,000  | 1          | 93,000,000        | 4.12%        | 73               | 5.57%  | 0.00     |
| 95,000,000 & Above        | 2          | 332,029,953       | 14.70%       | 113              | 6.15%  | 0.48     |
| 166 2,259,115,959 100.00% |            |                   |              |                  |        |          |

Average Schedule Balance 13,609,132  
Maximum Schedule Balance 199,029,953  
Minimum Schedule Balance 721,000

**Distribution of Remaining Term (Fully Amortizing)**

| Fully Amortizing Mortgage Loans | # of Loans | Scheduled Balance | % of Balance | Weighted Average |        |          |
|---------------------------------|------------|-------------------|--------------|------------------|--------|----------|
|                                 |            |                   |              | Term             | Coupon | PFY DSCR |
| 50 to 75                        | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 76 to 100                       | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 101 to 125                      | 5          | 28,877,505        | 1.28%        | 108              | 5.91%  | 0.00     |
| 126 to 150                      | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 151 & Above                     | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 5 28,877,505 1.28%              |            |                   |              |                  |        |          |

Minimum Remaining Term 102  
Maximum Remaining Term 113

**Distribution of Mortgage Interest Rates**

| Current Mortgage Interest Rate | # of Loans | Scheduled Balance | % of Balance | Weighted Average |        |          |
|--------------------------------|------------|-------------------|--------------|------------------|--------|----------|
|                                |            |                   |              | Term             | Coupon | PFY DSCR |
| 4.000% to 4.250%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 4.251% to 4.500%               | 2          | 36,967,000        | 1.64%        | 108              | 4.41%  | 0.86     |
| 4.501% to 4.750%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 4.751% to 5.000%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 5.001% to 5.250%               | 3          | 75,465,000        | 3.34%        | 105              | 5.20%  | 0.00     |
| 5.251% to 5.500%               | 34         | 521,149,411       | 23.07%       | 108              | 5.44%  | 0.30     |
| 5.501% to 5.750%               | 60         | 637,426,210       | 28.22%       | 103              | 5.60%  | 0.02     |
| 5.751% to 6.000%               | 37         | 458,987,914       | 20.32%       | 114              | 5.85%  | 0.29     |
| 6.001% to 6.250%               | 16         | 208,051,364       | 9.21%        | 97               | 6.10%  | 0.22     |
| 6.251% to 6.500%               | 8          | 87,348,230        | 3.87%        | 113              | 6.32%  | 0.05     |
| 6.501% to 6.750%               | 5          | 226,851,007       | 10.04%       | 114              | 6.59%  | 0.03     |
| 6.751% to 7.000%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 7.001% to 7.250%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 7.251% to 7.500%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 7.501% & Above                 | 1          | 6,869,823         | 0.30%        | 173              | 7.56%  | 0.00     |
| 166 2,259,115,959 100.00%      |            |                   |              |                  |        |          |

Minimum Mortgage Interest Rate 4.375%  
Maximum Mortgage Interest Rate 7.560%

**Distribution of Remaining Term (Balloon)**

| Balloon Mortgage Loans   | # of Loans | Scheduled Balance | % of Balance | Weighted Average |        |          |
|--------------------------|------------|-------------------|--------------|------------------|--------|----------|
|                          |            |                   |              | Term             | Coupon | PFY DSCR |
| 50 to 75                 | 6          | 204,947,981       | 9.07%        | 70               | 5.75%  | 0.00     |
| 76 to 100                | 1          | 14,360,000        | 0.64%        | 83               | 5.78%  | 0.00     |
| 101 to 125               | 145        | 1,965,877,588     | 87.02%       | 111              | 5.75%  | 0.20     |
| 126 to 150               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 151 to 175               | 7          | 31,013,393        | 1.37%        | 170              | 6.16%  | 0.00     |
| 176 to 200               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 201 to 225               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 226 & Above              | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 159 2,216,198,962 98.10% |            |                   |              |                  |        |          |

Minimum Remaining Term 49  
Maximum Remaining Term 173

**Citigroup Commercial Mortgage Securities Inc.**  
**Commerical Mortgage Pass-Through Certificates**  
**Series 2006-C4**

Statement Date: 15-Dec-06  
 Payment Date: 15-Dec-06  
 Prior Payment: 17-Nov-06  
 Next Payment: 18-Jan-07  
 Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**  
**Mortgage Loan Characteristics**  
**Loan Group No. 1**

**Distribution of Principal Balances**

| Current Scheduled Balance | # of Loans | Scheduled Balance | % of Balance | Weighted Average |        |          |
|---------------------------|------------|-------------------|--------------|------------------|--------|----------|
|                           |            |                   |              | Term             | Coupon | PFY DSCR |
| 700,000 to 5,000,000      | 34         | 117,584,414       | 6.27%        | 115              | 5.73%  | 0.14     |
| 5,000,000 to 10,000,000   | 47         | 341,011,598       | 18.19%       | 113              | 5.73%  | 0.21     |
| 10,000,000 to 15,000,000  | 23         | 290,756,407       | 15.51%       | 110              | 5.84%  | 0.11     |
| 15,000,000 to 20,000,000  | 15         | 267,400,535       | 14.27%       | 108              | 5.78%  | 0.18     |
| 20,000,000 to 25,000,000  | 3          | 67,220,843        | 3.59%        | 111              | 5.67%  | 0.42     |
| 25,000,000 to 30,000,000  | 2          | 53,200,000        | 2.84%        | 110              | 5.53%  | 0.00     |
| 30,000,000 to 35,000,000  | 3          | 97,862,500        | 5.22%        | 112              | 5.95%  | 0.00     |
| 35,000,000 to 40,000,000  | 1          | 36,500,000        | 1.95%        | 114              | 5.82%  | 0.00     |
| 40,000,000 to 45,000,000  | 1          | 42,695,000        | 2.28%        | 106              | 5.31%  | 0.00     |
| 45,000,000 to 50,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 50,000,000 to 55,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 55,000,000 to 60,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 60,000,000 to 65,000,000  | 1          | 63,000,000        | 3.36%        | 75               | 6.08%  | 0.00     |
| 65,000,000 to 70,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 70,000,000 to 75,000,000  | 1          | 72,000,000        | 3.84%        | 109              | 5.32%  | 0.00     |
| 75,000,000 to 80,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 80,000,000 to 85,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 85,000,000 to 90,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 90,000,000 to 95,000,000  | 1          | 93,000,000        | 4.96%        | 73               | 5.57%  | 0.00     |
| 95,000,000 & Above        | 2          | 332,029,953       | 17.72%       | 113              | 6.15%  | 0.48     |
| 134 1,874,261,249 100.00% |            |                   |              |                  |        |          |

Average Schedule Balance 13,987,024  
 Maximum Schedule Balance 199,029,953  
 Minimum Schedule Balance 721,000

**Distribution of Remaining Term (Fully Amortizing)**

| Fully Amortizing Mortgage Loans | # of Loans | Scheduled Balance | % of Balance | Weighted Average |        |          |
|---------------------------------|------------|-------------------|--------------|------------------|--------|----------|
|                                 |            |                   |              | Term             | Coupon | PFY DSCR |
| 50 to 75                        | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 76 to 100                       | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 101 to 125                      | 5          | 28,877,505        | 1.54%        | 108              | 5.91%  | 0.00     |
| 126 to 150                      | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 151 & Above                     | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 5 28,877,505 1.54%              |            |                   |              |                  |        |          |

Minimum Remaining Term 102  
 Maximum Remaining Term 113

**Distribution of Mortgage Interest Rates**

| Current Mortgage Interest Rate | # of Loans | Scheduled Balance | % of Balance | Weighted Average |        |          |
|--------------------------------|------------|-------------------|--------------|------------------|--------|----------|
|                                |            |                   |              | Term             | Coupon | PFY DSCR |
| 4.000% to 4.250%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 4.251% to 4.500%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 4.501% to 4.750%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 4.751% to 5.000%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 5.001% to 5.250%               | 1          | 14,600,000        | 0.78%        | 110              | 5.23%  | 0.00     |
| 5.251% to 5.500%               | 28         | 455,971,500       | 24.33%       | 109              | 5.43%  | 0.35     |
| 5.501% to 5.750%               | 48         | 512,443,659       | 27.34%       | 104              | 5.60%  | 0.02     |
| 5.751% to 6.000%               | 33         | 392,142,914       | 20.92%       | 114              | 5.85%  | 0.33     |
| 6.001% to 6.250%               | 13         | 193,474,268       | 10.32%       | 95               | 6.11%  | 0.24     |
| 6.251% to 6.500%               | 6          | 78,777,901        | 4.20%        | 113              | 6.33%  | 0.06     |
| 6.501% to 6.750%               | 5          | 226,851,007       | 12.10%       | 114              | 6.59%  | 0.03     |
| 6.751% to 7.000%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 7.001% to 7.250%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 7.251% to 7.500%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 7.501% & Above                 | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 134 1,874,261,249 100.00%      |            |                   |              |                  |        |          |

Minimum Mortgage Interest Rate 5.230%  
 Maximum Mortgage Interest Rate 6.650%

**Distribution of Remaining Term (Balloon)**

| Balloon Mortgage Loans   | # of Loans | Scheduled Balance | % of Balance | Weighted Average |        |          |
|--------------------------|------------|-------------------|--------------|------------------|--------|----------|
|                          |            |                   |              | Term             | Coupon | PFY DSCR |
| 50 to 75                 | 4          | 174,947,981       | 9.33%        | 72               | 5.80%  | 0.00     |
| 76 to 100                | 1          | 14,360,000        | 0.77%        | 83               | 5.78%  | 0.00     |
| 101 to 125               | 118        | 1,631,932,193     | 87.07%       | 111              | 5.81%  | 0.22     |
| 126 to 150               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 151 to 175               | 6          | 24,143,571        | 1.29%        | 169              | 5.76%  | 0.00     |
| 176 to 200               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 201 to 225               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 226 & Above              | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 129 1,845,383,744 98.46% |            |                   |              |                  |        |          |

Minimum Remaining Term 52  
 Maximum Remaining Term 170

**Citigroup Commercial Mortgage Securities Inc.**  
**Commerical Mortgage Pass-Through Certificates**  
**Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**  
**Mortgage Loan Characteristics**  
**Loan Group No. 2**

**Distribution of Principal Balances**

| Current Scheduled Balance | # of Loans | Scheduled Balance | % of Balance | Weighted Average |        |          |
|---------------------------|------------|-------------------|--------------|------------------|--------|----------|
|                           |            |                   |              | Term             | Coupon | PFY DSCR |
| 700,000 to 5,000,000      | 5          | 16,528,868        | 4.29%        | 111              | 5.75%  | 0.00     |
| 5,000,000 to 10,000,000   | 14         | 95,946,778        | 24.93%       | 107              | 5.83%  | 0.07     |
| 10,000,000 to 15,000,000  | 5          | 67,922,064        | 17.65%       | 104              | 5.38%  | 0.00     |
| 15,000,000 to 20,000,000  | 4          | 68,690,000        | 17.85%       | 97               | 5.58%  | 0.00     |
| 20,000,000 to 25,000,000  | 1          | 22,167,000        | 5.76%        | 108              | 4.44%  | 1.44     |
| 25,000,000 to 30,000,000  | 1          | 25,600,000        | 6.65%        | 112              | 5.49%  | 0.00     |
| 30,000,000 to 35,000,000  | 1          | 33,000,000        | 8.57%        | 112              | 5.94%  | 0.00     |
| 35,000,000 to 40,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 40,000,000 to 45,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 45,000,000 to 50,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 50,000,000 to 55,000,000  | 1          | 55,000,000        | 14.29%       | 103              | 5.19%  | 0.00     |
| 55,000,000 to 60,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 60,000,000 to 65,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 65,000,000 to 70,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 70,000,000 to 75,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 75,000,000 to 80,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 80,000,000 to 85,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 85,000,000 to 90,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 90,000,000 to 95,000,000  | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 95,000,000 & Above        | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 32                        |            | 384,854,710       | 100.00%      |                  |        |          |

Average Schedule Balance 12,026,710

Maximum Schedule Balance 55,000,000

Minimum Schedule Balance 860,669

**Distribution of Remaining Term (Fully Amortizing)**

| Fully Amortizing Mortgage Loans | # of Loans | Scheduled Balance | % of Balance | Weighted Average |        |          |
|---------------------------------|------------|-------------------|--------------|------------------|--------|----------|
|                                 |            |                   |              | Term             | Coupon | PFY DSCR |
| 50 to 75                        | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 76 to 100                       | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 101 to 125                      | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 126 to 150                      | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 151 & Above                     | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 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 |
| 4.000% to 4.250%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 4.251% to 4.500%               | 2          | 36,967,000        | 9.61%        | 108              | 4.41%  | 0.86     |
| 4.501% to 4.750%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 4.751% to 5.000%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 5.001% to 5.250%               | 2          | 60,865,000        | 15.82%       | 103              | 5.20%  | 0.00     |
| 5.251% to 5.500%               | 6          | 65,177,911        | 16.94%       | 96               | 5.47%  | 0.00     |
| 5.501% to 5.750%               | 12         | 124,982,551       | 32.48%       | 100              | 5.60%  | 0.00     |
| 5.751% to 6.000%               | 4          | 66,845,000        | 17.37%       | 112              | 5.87%  | 0.10     |
| 6.001% to 6.250%               | 3          | 14,577,096        | 3.79%        | 113              | 6.08%  | 0.00     |
| 6.251% to 6.500%               | 2          | 8,570,329         | 2.23%        | 114              | 6.30%  | 0.00     |
| 6.501% to 6.750%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 6.751% to 7.000%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 7.001% to 7.250%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 7.251% to 7.500%               | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 7.501% & Above                 | 1          | 6,869,823         | 1.79%        | 173              | 7.56%  | 0.00     |
| 32                             |            | 384,854,710       | 100.00%      |                  |        |          |

Minimum Mortgage Interest Rate 4.375%

Maximum Mortgage Interest Rate 7.560%

**Distribution of Remaining Term (Balloon)**

| Balloon Mortgage Loans | # of Loans | Scheduled Balance | % of Balance | Weighted Average |        |          |
|------------------------|------------|-------------------|--------------|------------------|--------|----------|
|                        |            |                   |              | Term             | Coupon | PFY DSCR |
| 50 to 75               | 2          | 30,000,000        | 7.80%        | 61               | 5.50%  | 0.00     |
| 76 to 100              | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 101 to 125             | 27         | 333,945,395       | 86.77%       | 110              | 5.47%  | 0.11     |
| 126 to 150             | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 151 to 175             | 1          | 6,869,823         | 1.79%        | 173              | 7.56%  | 0.00     |
| 176 to 200             | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 201 to 225             | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 226 & Above            | 0          | 0                 | 0.00%        | 0                | 0.00%  | 0.00     |
| 30                     |            | 370,815,218       | 96.35%       |                  |        |          |

Minimum Remaining Term 49  
Maximum Remaining Term 173

**Citigroup Commercial Mortgage Securities Inc.**  
**Commerical Mortgage Pass-Through Certificates**  
**Series 2006-C4**

Statement Date: 15-Dec-06  
 Payment Date: 15-Dec-06  
 Prior Payment: 17-Nov-06  
 Next Payment: 18-Jan-07  
 Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**  
**Mortgage Loan Characteristics**

**Distribution of DSCR (PFY)**

| Debt Service Coverage Ratio | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|-----------------------------|------------|-------------------|--------------|------|-------|----------|
| 1.000 1.100                 | 2          | 32,338,892        | 1.43%        | 114  | 5.96% | 1.04     |
| 1.101 1.200                 | 2          | 142,442,474       | 6.31%        | 112  | 5.51% | 1.19     |
| 1.201 1.300                 | 2          | 27,055,000        | 1.20%        | 113  | 5.81% | 1.27     |
| 1.301 1.400                 | 4          | 31,863,000        | 1.41%        | 113  | 6.00% | 1.35     |
| 1.401 1.500                 | 2          | 30,967,000        | 1.37%        | 110  | 4.93% | 1.43     |
| 1.501 1.600                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.601 1.700                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.701 1.800                 | 2          | 20,207,560        | 0.89%        | 110  | 5.96% | 1.76     |
| 1.801 1.900                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.901 2.000                 | 1          | 5,500,000         | 0.24%        | 114  | 5.81% | 1.93     |
| 2.001 2.100                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.101 2.200                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.201 2.300                 | 1          | 6,934,921         | 0.31%        | 113  | 6.17% | 2.28     |
| 2.301 2.400                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.401 & Above               | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| Unknown                     | 150        | 1,961,807,111     | 86.84%       | 107  | 5.78% | 0.00     |
|                             | 166        | 2,259,115,959     | 100.00%      |      |       |          |

Maximum DSCR 2.280

Minimum DSCR 0.790

**Distribution of DSCR (Cutoff)**

| Debt Service Coverage Ratio | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|-----------------------------|------------|-------------------|--------------|------|-------|----------|
| 1.000 1.100                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.101 1.200                 | 41         | 751,961,290       | 33.29%       | 112  | 5.73% | 0.32     |
| 1.201 1.300                 | 73         | 766,259,238       | 33.92%       | 106  | 5.59% | 0.11     |
| 1.301 1.400                 | 20         | 164,020,454       | 7.26%        | 112  | 5.63% | 0.08     |
| 1.401 1.500                 | 16         | 147,678,866       | 6.54%        | 99   | 5.99% | 0.35     |
| 1.501 1.600                 | 6          | 242,986,550       | 10.76%       | 113  | 6.43% | 0.00     |
| 1.601 1.700                 | 4          | 30,273,592        | 1.34%        | 78   | 5.46% | 0.00     |
| 1.701 1.800                 | 1          | 63,000,000        | 2.79%        | 75   | 6.08% | 0.00     |
| 1.801 1.900                 | 1          | 5,500,000         | 0.24%        | 114  | 5.81% | 1.93     |
| 1.901 2.000                 | 1          | 2,585,970         | 0.11%        | 114  | 6.12% | 0.00     |
| 2.001 2.100                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.101 2.200                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.201 2.300                 | 1          | 72,000,000        | 3.19%        | 109  | 5.32% | 0.00     |
| 2.301 2.400                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.401 & Above               | 2          | 12,850,000        | 0.57%        | 111  | 5.46% | 0.00     |
|                             | 166        | 2,259,115,959     | 100.00%      |      |       |          |

Maximum DSCR 2.520

Minimum DSCR 1.150

**Geographic Distribution**

| Geographic Location | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|---------------------|------------|-------------------|--------------|------|-------|----------|
| California          | 16         | 351,413,810       | 15.56%       | 110  | 5.59% | 0.53     |
| Multiple States     | 3          | 334,029,953       | 14.79%       | 106  | 6.22% | 0.00     |
| Virginia            | 8          | 165,567,101       | 7.33%        | 84   | 5.65% | 0.00     |
| Pennsylvania        | 12         | 154,130,999       | 6.82%        | 113  | 5.99% | 0.28     |
| Florida             | 11         | 152,869,755       | 6.77%        | 109  | 5.66% | 0.00     |
| Washington          | 8          | 97,381,370        | 4.31%        | 111  | 5.71% | 0.29     |
| Georgia             | 8          | 91,904,210        | 4.07%        | 112  | 5.88% | 0.08     |
| Massachusetts       | 5          | 74,436,557        | 3.29%        | 110  | 5.60% | 0.00     |
| Tennessee           | 4          | 72,504,057        | 3.21%        | 106  | 5.70% | 0.00     |
| Michigan            | 8          | 64,556,898        | 2.86%        | 113  | 5.72% | 0.31     |
| New Jersey          | 4          | 62,260,443        | 2.76%        | 111  | 5.69% | 0.00     |
| Arizona             | 5          | 53,879,414        | 2.38%        | 84   | 5.66% | 0.31     |
| Wisconsin           | 8          | 52,726,139        | 2.33%        | 111  | 5.57% | 0.12     |
| Oklahoma            | 10         | 52,309,660        | 2.32%        | 110  | 5.57% | 0.00     |
| South Carolina      | 4          | 51,715,296        | 2.29%        | 113  | 5.85% | 0.00     |
| Texas               | 7          | 49,610,449        | 2.20%        | 123  | 5.90% | 0.00     |
| North Carolina      | 5          | 44,913,985        | 1.99%        | 110  | 5.58% | 0.00     |
| Nevada              | 5          | 38,790,000        | 1.72%        | 123  | 5.70% | 0.43     |
| Maryland            | 3          | 38,350,000        | 1.70%        | 111  | 5.64% | 0.25     |
| Connecticut         | 5          | 35,602,000        | 1.58%        | 120  | 5.77% | 0.00     |
| Louisiana           | 2          | 32,511,224        | 1.44%        | 110  | 5.59% | 0.00     |
| New York            | 4          | 32,230,000        | 1.43%        | 110  | 5.88% | 0.00     |
| Ohio                | 4          | 27,527,967        | 1.22%        | 111  | 4.77% | 1.16     |
| Illinois            | 3          | 26,889,492        | 1.19%        | 80   | 5.90% | 0.00     |
| Mississippi         | 2          | 21,674,065        | 0.96%        | 110  | 5.72% | 0.51     |
| Kansas              | 1          | 14,800,000        | 0.66%        | 109  | 4.38% | 0.00     |
| Kentucky            | 2          | 13,991,624        | 0.62%        | 110  | 5.80% | 0.00     |
| Missouri            | 2          | 10,698,735        | 0.47%        | 113  | 5.89% | 0.43     |
| Colorado            | 2          | 9,689,762         | 0.43%        | 147  | 5.69% | 0.00     |
| Delaware            | 1          | 8,800,000         | 0.39%        | 114  | 6.19% | 1.41     |
| New Hampshire       | 1          | 6,095,995         | 0.27%        | 112  | 5.68% | 0.00     |
| Oregon              | 1          | 5,865,000         | 0.26%        | 108  | 5.25% | 0.00     |
| Indiana             | 1          | 5,500,000         | 0.24%        | 111  | 5.54% | 0.00     |
| Minnesota           | 1          | 3,890,000         | 0.17%        | 109  | 5.63% | 0.00     |
|                     | 166        | 2,259,115,959     | 100.00%      |      |       |          |



**Citigroup Commercial Mortgage Securities Inc.**  
**Commerical Mortgage Pass-Through Certificates**  
**Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**  
**Mortgage Loan Characteristics**  
**Loan Group No. 1**

**Distribution of DSCR (PFY)**

| Debt Service Coverage Ratio | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|-----------------------------|------------|-------------------|--------------|------|-------|----------|
| 1.000 1.100                 | 2          | 32,338,892        | 1.73%        | 114  | 5.96% | 1.04     |
| 1.101 1.200                 | 2          | 142,442,474       | 7.60%        | 112  | 5.51% | 1.19     |
| 1.201 1.300                 | 1          | 21,900,000        | 1.17%        | 113  | 5.78% | 1.28     |
| 1.301 1.400                 | 4          | 31,863,000        | 1.70%        | 113  | 6.00% | 1.35     |
| 1.401 1.500                 | 1          | 8,800,000         | 0.47%        | 114  | 6.19% | 1.41     |
| 1.501 1.600                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.601 1.700                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.701 1.800                 | 2          | 20,207,560        | 1.08%        | 110  | 5.96% | 1.76     |
| 1.801 1.900                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.901 2.000                 | 1          | 5,500,000         | 0.29%        | 114  | 5.81% | 1.93     |
| 2.001 2.100                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.101 2.200                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.201 2.300                 | 1          | 6,934,921         | 0.37%        | 113  | 6.17% | 2.28     |
| 2.301 2.400                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.401 & Above               | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| Unknown                     | 120        | 1,604,274,402     | 85.60%       | 108  | 5.83% | 0.00     |
|                             | 134        | 1,874,261,249     | 100.00%      |      |       |          |

Maximum DSCR 2.280

Minimum DSCR 0.790

**Distribution of DSCR (Cutoff)**

| Debt Service Coverage Ratio | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|-----------------------------|------------|-------------------|--------------|------|-------|----------|
| 1.000 1.100                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.101 1.200                 | 33         | 659,969,207       | 35.21%       | 112  | 5.71% | 0.35     |
| 1.201 1.300                 | 57         | 552,490,965       | 29.48%       | 106  | 5.65% | 0.09     |
| 1.301 1.400                 | 17         | 128,329,981       | 6.85%        | 112  | 5.78% | 0.10     |
| 1.401 1.500                 | 14         | 127,813,866       | 6.82%        | 101  | 6.08% | 0.40     |
| 1.501 1.600                 | 6          | 242,986,550       | 12.96%       | 113  | 6.43% | 0.00     |
| 1.601 1.700                 | 2          | 9,320,680         | 0.50%        | 107  | 5.44% | 0.00     |
| 1.701 1.800                 | 1          | 63,000,000        | 3.36%        | 75   | 6.08% | 0.00     |
| 1.801 1.900                 | 1          | 5,500,000         | 0.29%        | 114  | 5.81% | 1.93     |
| 1.901 2.000                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.001 2.100                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.101 2.200                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.201 2.300                 | 1          | 72,000,000        | 3.84%        | 109  | 5.32% | 0.00     |
| 2.301 2.400                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.401 & Above               | 2          | 12,850,000        | 0.69%        | 111  | 5.46% | 0.00     |
|                             | 134        | 1,874,261,249     | 100.00%      |      |       |          |

Maximum DSCR 2.520

Minimum DSCR 1.150

**Geographic Distribution**

| Geographic Location | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|---------------------|------------|-------------------|--------------|------|-------|----------|
| Multiple States     | 3          | 334,029,953       | 17.82%       | 106  | 6.22% | 0.00     |
| California          | 14         | 290,913,810       | 15.52%       | 112  | 5.67% | 0.64     |
| Florida             | 11         | 152,869,755       | 8.16%        | 109  | 5.66% | 0.00     |
| Virginia            | 6          | 152,205,293       | 8.12%        | 82   | 5.64% | 0.00     |
| Pennsylvania        | 11         | 121,130,999       | 6.46%        | 113  | 6.00% | 0.36     |
| Washington          | 6          | 82,656,370        | 4.41%        | 111  | 5.72% | 0.34     |
| Massachusetts       | 5          | 74,436,557        | 3.97%        | 110  | 5.60% | 0.00     |
| Georgia             | 7          | 66,304,210        | 3.54%        | 112  | 6.03% | 0.12     |
| Tennessee           | 3          | 59,004,057        | 3.15%        | 104  | 5.67% | 0.00     |
| Michigan            | 7          | 49,366,898        | 2.63%        | 114  | 5.70% | 0.40     |
| South Carolina      | 3          | 44,440,296        | 2.37%        | 114  | 5.92% | 0.00     |
| New Jersey          | 3          | 42,260,443        | 2.25%        | 112  | 5.77% | 0.00     |
| Texas               | 5          | 40,154,657        | 2.14%        | 115  | 5.61% | 0.00     |
| Nevada              | 5          | 38,790,000        | 2.07%        | 123  | 5.70% | 0.43     |
| Maryland            | 3          | 38,350,000        | 2.05%        | 111  | 5.64% | 0.25     |
| Oklahoma            | 8          | 38,000,000        | 2.03%        | 109  | 5.44% | 0.00     |
| Connecticut         | 5          | 35,602,000        | 1.90%        | 120  | 5.77% | 0.00     |
| Louisiana           | 2          | 32,511,224        | 1.73%        | 110  | 5.59% | 0.00     |
| New York            | 4          | 32,230,000        | 1.72%        | 110  | 5.88% | 0.00     |
| Wisconsin           | 5          | 29,227,755        | 1.56%        | 110  | 5.52% | 0.00     |
| North Carolina      | 4          | 27,413,985        | 1.46%        | 109  | 5.60% | 0.00     |
| Arizona             | 2          | 16,379,414        | 0.87%        | 113  | 5.97% | 1.00     |
| Kentucky            | 2          | 13,991,624        | 0.75%        | 110  | 5.80% | 0.00     |
| Illinois            | 1          | 12,850,000        | 0.69%        | 113  | 6.15% | 0.00     |
| Missouri            | 2          | 10,698,735        | 0.57%        | 113  | 5.89% | 0.43     |
| Colorado            | 2          | 9,689,762         | 0.52%        | 147  | 5.69% | 0.00     |
| Mississippi         | 1          | 9,442,474         | 0.50%        | 109  | 5.69% | 1.18     |
| Delaware            | 1          | 8,800,000         | 0.47%        | 114  | 6.19% | 1.41     |
| Indiana             | 1          | 5,500,000         | 0.29%        | 111  | 5.54% | 0.00     |
| Minnesota           | 1          | 3,890,000         | 0.21%        | 109  | 5.63% | 0.00     |
| Ohio                | 1          | 1,120,980         | 0.06%        | 170  | 5.69% | 0.00     |
|                     | 134        | 1,874,261,249     | 100.00%      |      |       |          |

**Citigroup Commercial Mortgage Securities Inc.**  
**Commerical Mortgage Pass-Through Certificates**  
**Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**  
**Mortgage Loan Characteristics**  
**Loan Group No. 2**

**Distribution of DSCR (PFY)**

| Debt Service Coverage Ratio | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|-----------------------------|------------|-------------------|--------------|------|-------|----------|
| 1.000 1.100                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.101 1.200                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.201 1.300                 | 1          | 5,155,000         | 1.34%        | 113  | 5.93% | 1.25     |
| 1.301 1.400                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.401 1.500                 | 1          | 22,167,000        | 5.76%        | 108  | 4.44% | 1.44     |
| 1.501 1.600                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.601 1.700                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.701 1.800                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.801 1.900                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.901 2.000                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.001 2.100                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.101 2.200                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.201 2.300                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.301 2.400                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.401 & Above               | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| Unknown                     | 30         | 357,532,710       | 92.90%       | 105  | 5.58% | 0.00     |
| 32 384,854,710 100.00%      |            |                   |              |      |       |          |

Maximum DSCR 1.440

Minimum DSCR 1.250

**Distribution of DSCR (Cutoff)**

| Debt Service Coverage Ratio | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|-----------------------------|------------|-------------------|--------------|------|-------|----------|
| 1.000 1.100                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.101 1.200                 | 8          | 91,992,082        | 23.90%       | 116  | 5.88% | 0.07     |
| 1.201 1.300                 | 16         | 213,768,273       | 55.55%       | 105  | 5.44% | 0.15     |
| 1.301 1.400                 | 3          | 35,690,473        | 9.27%        | 111  | 5.09% | 0.00     |
| 1.401 1.500                 | 2          | 19,865,000        | 5.16%        | 84   | 5.44% | 0.00     |
| 1.501 1.600                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.601 1.700                 | 2          | 20,952,911        | 5.44%        | 64   | 5.47% | 0.00     |
| 1.701 1.800                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.801 1.900                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 1.901 2.000                 | 1          | 2,585,970         | 0.67%        | 114  | 6.12% | 0.00     |
| 2.001 2.100                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.101 2.200                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.201 2.300                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.301 2.400                 | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2.401 & Above               | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 32 384,854,710 100.00%      |            |                   |              |      |       |          |

Maximum DSCR 1.940

Minimum DSCR 1.150

**Geographic Distribution**

| Geographic Location    | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|------------------------|------------|-------------------|--------------|------|-------|----------|
| California             | 2          | 60,500,000        | 15.72%       | 104  | 5.23% | 0.00     |
| Arizona                | 3          | 37,500,000        | 9.74%        | 71   | 5.52% | 0.00     |
| Pennsylvania           | 1          | 33,000,000        | 8.57%        | 112  | 5.94% | 0.00     |
| Ohio                   | 3          | 26,406,987        | 6.86%        | 109  | 4.73% | 1.21     |
| Georgia                | 1          | 25,600,000        | 6.65%        | 112  | 5.49% | 0.00     |
| Wisconsin              | 3          | 23,498,384        | 6.11%        | 112  | 5.63% | 0.27     |
| New Jersey             | 1          | 20,000,000        | 5.20%        | 110  | 5.53% | 0.00     |
| North Carolina         | 1          | 17,500,000        | 4.55%        | 111  | 5.55% | 0.00     |
| Michigan               | 1          | 15,190,000        | 3.95%        | 112  | 5.76% | 0.00     |
| Kansas                 | 1          | 14,800,000        | 3.85%        | 109  | 4.38% | 0.00     |
| Washington             | 2          | 14,725,000        | 3.83%        | 111  | 5.67% | 0.00     |
| Oklahoma               | 2          | 14,309,660        | 3.72%        | 112  | 5.90% | 0.00     |
| Illinois               | 2          | 14,039,492        | 3.65%        | 49   | 5.67% | 0.00     |
| Tennessee              | 1          | 13,500,000        | 3.51%        | 113  | 5.80% | 0.00     |
| Virginia               | 2          | 13,361,808        | 3.47%        | 112  | 5.81% | 0.00     |
| Mississippi            | 1          | 12,231,591        | 3.18%        | 111  | 5.74% | 0.00     |
| Texas                  | 2          | 9,455,792         | 2.46%        | 157  | 7.17% | 0.00     |
| South Carolina         | 1          | 7,275,000         | 1.89%        | 109  | 5.46% | 0.00     |
| New Hampshire          | 1          | 6,095,995         | 1.58%        | 112  | 5.68% | 0.00     |
| Oregon                 | 1          | 5,865,000         | 1.52%        | 108  | 5.25% | 0.00     |
| 32 384,854,710 100.00% |            |                   |              |      |       |          |

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1  
Mortgage Loan Characteristics**

**Distribution of Property Types**

| Property Types       | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|----------------------|------------|-------------------|--------------|------|-------|----------|
| Office               | 41         | 734,449,066       | 32.51%       | 106  | 5.61% | 0.28     |
| Retail               | 51         | 491,121,604       | 21.74%       | 114  | 5.76% | 0.17     |
| Multifamily          | 32         | 384,854,710       | 17.04%       | 105  | 5.52% | 0.10     |
| Other                | 21         | 255,698,179       | 11.32%       | 99   | 6.02% | 0.20     |
| Various              | 1          | 199,029,953       | 8.81%        | 114  | 6.59% | 0.00     |
| Industrial           | 14         | 133,988,892       | 5.93%        | 111  | 5.63% | 0.15     |
| Mixed Use            | 5          | 53,973,556        | 2.39%        | 104  | 5.75% | 0.00     |
| Manufactured Housing | 1          | 6,000,000         | 0.27%        | 111  | 5.36% | 0.00     |
|                      | 166        | 2,259,115,959     | 100.00%      |      |       |          |

**Distribution of Loan Seasoning**

| Number of Months | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|------------------|------------|-------------------|--------------|------|-------|----------|
| 0 to 12          | 160        | 2,142,540,482     | 94.84%       | 108  | 5.79% | 0.18     |
| 13 to 24         | 6          | 116,575,477       | 5.16%        | 103  | 5.26% | 0.00     |
| 25 to 36         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 37 to 48         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 49 to 60         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 61 to 72         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 73 to 84         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 85 to 96         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 97 to 108        | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 109 to 120       | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 121 or More      | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
|                  | 166        | 2,259,115,959     | 100.00%      |      |       |          |

**Distribution of Amortization Type**

| Amortization Type     | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|-----------------------|------------|-------------------|--------------|------|-------|----------|
| Amortizing Balloon    | 60         | 683,134,954       | 30.24%       | 111  | 6.10% | 0.13     |
| ARD                   | 5          | 28,877,505        | 1.28%        | 108  | 5.91% | 0.00     |
| IO Maturity Balloon   | 9          | 236,650,000       | 10.48%       | 87   | 5.50% | 0.00     |
| IO/Amortizing/Balloon | 92         | 1,310,453,500     | 58.01%       | 110  | 5.63% | 0.23     |
|                       | 166        | 2,259,115,959     | 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           | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2011           | 4          | 45,469,828        | 2.01%        | 50   | 5.75% | 0.00     |
| 2012           | 1          | 3,517,645         | 0.16%        | 68   | 5.39% | 0.00     |
| 2013           | 4          | 184,360,000       | 8.16%        | 75   | 5.76% | 0.00     |
| 2014           | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2015           | 10         | 174,757,856       | 7.74%        | 106  | 5.25% | 0.18     |
| 2016           | 140        | 1,819,997,237     | 80.56%       | 112  | 5.81% | 0.20     |
| 2017 & Greater | 7          | 31,013,393        | 1.37%        | 170  | 6.16% | 0.00     |
|                | 166        | 2,259,115,959     | 100.00%      |      |       |          |

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1  
Mortgage Loan Characteristics  
Loan Group No. 1**

**Distribution of Property Types**

| Property Types       | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|----------------------|------------|-------------------|--------------|------|-------|----------|
| Office               | 41         | 734,449,066       | 39.19%       | 106  | 5.61% | 0.28     |
| Retail               | 51         | 491,121,604       | 26.20%       | 114  | 5.76% | 0.17     |
| Other                | 21         | 255,698,179       | 13.64%       | 99   | 6.02% | 0.20     |
| Various              | 1          | 199,029,953       | 10.62%       | 114  | 6.59% | 0.00     |
| Industrial           | 14         | 133,988,892       | 7.15%        | 111  | 5.63% | 0.15     |
| Mixed Use            | 5          | 53,973,556        | 2.88%        | 104  | 5.75% | 0.00     |
| Manufactured Housing | 1          | 6,000,000         | 0.32%        | 111  | 5.36% | 0.00     |
|                      | 134        | 1,874,261,249     | 100.00%      |      |       |          |

**Distribution of Loan Seasoning**

| Number of Months | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|------------------|------------|-------------------|--------------|------|-------|----------|
| 0 to 12          | 129        | 1,812,685,772     | 96.71%       | 108  | 5.83% | 0.20     |
| 13 to 24         | 5          | 61,575,477        | 3.29%        | 103  | 5.32% | 0.00     |
| 25 to 36         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 37 to 48         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 49 to 60         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 61 to 72         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 73 to 84         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 85 to 96         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 97 to 108        | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 109 to 120       | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 121 or More      | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
|                  | 134        | 1,874,261,249     | 100.00%      |      |       |          |

**Distribution of Amortization Type**

| Amortization Type     | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|-----------------------|------------|-------------------|--------------|------|-------|----------|
| Amortizing Balloon    | 48         | 602,407,244       | 32.14%       | 111  | 6.12% | 0.15     |
| ARD                   | 5          | 28,877,505        | 1.54%        | 108  | 5.91% | 0.00     |
| IO Maturity Balloon   | 7          | 206,650,000       | 11.03%       | 91   | 5.49% | 0.00     |
| IO/Amortizing/Balloon | 74         | 1,036,326,500     | 55.29%       | 110  | 5.69% | 0.26     |
|                       | 134        | 1,874,261,249     | 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           | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2011           | 1          | 15,430,336        | 0.82%        | 52   | 6.11% | 0.00     |
| 2012           | 1          | 3,517,645         | 0.19%        | 68   | 5.39% | 0.00     |
| 2013           | 3          | 170,360,000       | 9.09%        | 75   | 5.78% | 0.00     |
| 2014           | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2015           | 7          | 91,725,856        | 4.89%        | 106  | 5.48% | 0.00     |
| 2016           | 116        | 1,569,083,842     | 83.72%       | 112  | 5.83% | 0.23     |
| 2017 & Greater | 6          | 24,143,571        | 1.29%        | 169  | 5.76% | 0.00     |
|                | 134        | 1,874,261,249     | 100.00%      |      |       |          |

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1  
Mortgage Loan Characteristics  
Loan Group No. 2**

**Distribution of Property Types**

| Property Types | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|----------------|------------|-------------------|--------------|------|-------|----------|
| Multifamily    | 32         | 384,854,710       | 100.00%      | 105  | 5.52% | 0.10     |
|                | 32         | 384,854,710       | 100.00%      |      |       |          |

**Distribution of Loan Seasoning**

| Number of Months | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|------------------|------------|-------------------|--------------|------|-------|----------|
| 0 to 12          | 31         | 329,854,710       | 85.71%       | 105  | 5.57% | 0.12     |
| 13 to 24         | 1          | 55,000,000        | 14.29%       | 103  | 5.19% | 0.00     |
| 25 to 36         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 37 to 48         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 49 to 60         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 61 to 72         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 73 to 84         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 85 to 96         | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 97 to 108        | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 109 to 120       | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 121 or More      | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
|                  | 32         | 384,854,710       | 100.00%      |      |       |          |

**Distribution of Amortization Type**

| Amortization Type     | # of Loans | Scheduled Balance | % of Balance | WAMM | WAC   | PFY DSCR |
|-----------------------|------------|-------------------|--------------|------|-------|----------|
| Amortizing Balloon    | 12         | 80,727,710        | 20.98%       | 106  | 5.96% | 0.00     |
| IO Maturity Balloon   | 2          | 30,000,000        | 7.80%        | 61   | 5.50% | 0.00     |
| IO/Amortizing/Balloon | 18         | 274,127,000       | 71.23%       | 109  | 5.39% | 0.14     |
|                       | 32         | 384,854,710       | 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           | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2011           | 3          | 30,039,492        | 7.81%        | 50   | 5.57% | 0.00     |
| 2012           | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2013           | 1          | 14,000,000        | 3.64%        | 74   | 5.52% | 0.00     |
| 2014           | 0          | 0                 | 0.00%        | 0    | 0.00% | 0.00     |
| 2015           | 3          | 83,032,000        | 21.57%       | 105  | 4.99% | 0.38     |
| 2016           | 24         | 250,913,395       | 65.20%       | 111  | 5.63% | 0.03     |
| 2017 & Greater | 1          | 6,869,823         | 1.79%        | 173  | 7.56% | 0.00     |
|                | 32         | 384,854,710       | 100.00%      |      |       |          |

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**

**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   | CCMT6C4A | Various       | 5-Jun-16      | 0.00     |                          | XX            | 199,029,953              | 6.59%     | 1,275,667     |                   |                 |                      |
| 2   | CCMT6C4A | Office        | 11-Apr-16     | 1.19     | 31-Dec-05                | CA            | 133,000,000              | 5.50%     | 609,583       |                   |                 |                      |
| 3   | CCMT6C4A | Office        | 9-Jan-13      | 0.00     |                          | VA            | 93,000,000               | 5.57%     | 431,830       |                   |                 |                      |
| 4   | CCMT6C4A | Office        | 9-Jan-16      | 0.00     |                          | XX            | 72,000,000               | 5.32%     | 319,350       |                   |                 | B                    |
| 5   | CCMT6C4A | Other         | 1-Mar-13      | 0.00     |                          | XX            | 63,000,000               | 6.08%     | 319,200       |                   |                 | B                    |
| 6   | CCMT6C4B | Multifamily   | 1-Jul-15      | 0.00     |                          | CA            | 55,000,000               | 5.19%     | 237,875       |                   |                 |                      |
| 7   | CCMT6C4A | Office        | 11-Oct-15     | 0.00     |                          | FL            | 42,695,000               | 5.31%     | 188,925       |                   |                 |                      |
| 8   | CCMT6C4A | Other         | 11-Jun-16     | 0.00     |                          | PA            | 19,595,841               | 5.88%     | 125,884       |                   |                 |                      |
| 9   | CCMT6C4A | Other         | 11-Jun-16     | 0.00     |                          | PA            | 9,407,491                | 5.88%     | 60,434        |                   |                 |                      |
| 10  | CCMT6C4A | Other         | 11-Jun-16     | 0.00     |                          | PA            | 4,630,617                | 5.88%     | 29,747        |                   |                 |                      |
| 11  | CCMT6C4A | Other         | 11-Jun-16     | 0.00     |                          | PA            | 4,313,316                | 5.88%     | 27,709        |                   |                 |                      |
| 12  | CCMT6C4A | Industrial    | 11-Jan-16     | 0.00     |                          | OK            | 9,615,000                | 5.44%     | 43,588        |                   |                 | A                    |
| 13  | CCMT6C4A | Industrial    | 11-Jan-16     | 0.00     |                          | OK            | 7,623,000                | 5.44%     | 34,558        |                   |                 | A                    |
| 14  | CCMT6C4A | Office        | 11-Jan-16     | 0.00     |                          | OK            | 6,763,000                | 5.44%     | 30,659        |                   |                 | A                    |
| 15  | CCMT6C4A | Industrial    | 11-Jan-16     | 0.00     |                          | OK            | 6,340,000                | 5.44%     | 28,741        |                   |                 | A                    |
| 16  | CCMT6C4A | Industrial    | 11-Jan-16     | 0.00     |                          | OK            | 4,131,000                | 5.44%     | 18,727        |                   |                 | A                    |
| 17  | CCMT6C4A | Industrial    | 11-Jan-16     | 0.00     |                          | OK            | 1,510,000                | 5.44%     | 6,845         |                   |                 | A                    |
| 18  | CCMT6C4A | Office        | 11-Jan-16     | 0.00     |                          | OK            | 1,297,000                | 5.44%     | 5,880         |                   |                 | A                    |
| 19  | CCMT6C4A | Industrial    | 11-Jan-16     | 0.00     |                          | OK            | 721,000                  | 5.44%     | 3,269         |                   |                 | A                    |
| 20  | CCMT6C4A | Retail        | 1-Jun-16      | 0.00     |                          | CA            | 36,500,000               | 5.82%     | 177,025       |                   |                 |                      |
| 21  | CCMT6C4A | Office        | 1-Jun-16      | 0.00     |                          | SC            | 34,800,000               | 5.92%     | 171,680       |                   |                 |                      |
| 22  | CCMT6C4B | Multifamily   | 11-Apr-16     | 0.00     |                          | PA            | 33,000,000               | 5.94%     | 163,350       |                   |                 | A                    |
| 23  | CCMT6C4A | Retail        | 11-May-16     | 0.00     |                          | PA            | 32,812,500               | 6.41%     | 175,273       |                   |                 | A                    |
| * 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<br>B. Late Payment but < 1 month delinq                      2. Delinquent 2 months                      4. Performing Matured Balloon                      7. Foreclosure |          |               |               |          |                          |               |                          |           |               |                   |                 |                      |

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**

**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) |
|---|----------|---------------|---------------|----------|--------------------------|---------------|--------------------------|-----------|---------------|-------------------|-----------------|----------------------|
| 24  | CCMT6C4A | Office        | 11-Feb-16     | 0.00     |                          | TN            | 30,250,000               | 5.49%     | 138,268       |                   |                 | A                    |
| 25  | CCMT6C4A | Retail        | 11-Feb-16     | 0.00     |                          | WA            | 26,700,000               | 5.47%     | 121,708       |                   |                 |                      |
| 26  | CCMT6C4A | Industrial    | 11-Mar-16     | 0.00     |                          | FL            | 26,500,000               | 5.60%     | 123,667       |                   |                 | A                    |
| 27  | CCMT6C4B | Multifamily   | 11-Apr-16     | 0.00     |                          | GA            | 25,600,000               | 5.49%     | 117,120       |                   |                 | A                    |
| 28  | CCMT6C4A | Retail        | 11-Apr-16     | 0.00     |                          | FL            | 22,820,843               | 5.78%     | 134,713       |                   |                 | A                    |
| 29  | CCMT6C4A | Retail        | 11-Jan-16     | 0.00     |                          | LA            | 22,500,000               | 5.45%     | 102,188       |                   |                 |                      |
| 30  | CCMT6C4B | Multifamily   | 11-Dec-15     | 1.44     | 31-Dec-05                | OH            | 22,167,000               | 4.44%     | 81,926        |                   |                 |                      |
| 31  | CCMT6C4A | Retail        | 11-May-16     | 1.28     | 31-Dec-05                | PA            | 21,900,000               | 5.78%     | 105,485       |                   |                 |                      |
| 32  | CCMT6C4B | Multifamily   | 11-Feb-16     | 0.00     |                          | NJ            | 20,000,000               | 5.53%     | 92,167        |                   |                 | A                    |
| 33  | CCMT6C4A | Office        | 11-Mar-16     | 0.00     |                          | MA            | 19,900,000               | 5.64%     | 93,530        |                   |                 |                      |
| 34  | CCMT6C4A | Retail        | 11-Mar-16     | 0.00     |                          | MD            | 19,900,000               | 5.58%     | 92,535        |                   |                 |                      |
| 35  | CCMT6C4A | Office        | 11-Jan-16     | 0.00     |                          | MA            | 19,773,002               | 5.65%     | 115,447       |                   |                 |                      |
| 36  | CCMT6C4A | Retail        | 11-Mar-16     | 0.00     |                          | VA            | 19,815,000               | 5.58%     | 92,140        |                   |                 |                      |
| 37  | CCMT6C4A | Industrial    | 1-Jun-16      | 1.03     | 31-Dec-05                | MI            | 19,338,892               | 6.00%     | 125,639       |                   |                 |                      |
| 38  | CCMT6C4A | Mixed Use     | 11-May-16     | 0.00     |                          | WA            | 18,800,000               | 6.05%     | 94,705        |                   |                 |                      |
| 39  | CCMT6C4B | Multifamily   | 11-Mar-16     | 0.00     |                          | NC            | 17,500,000               | 5.55%     | 80,938        |                   |                 | A                    |
| 40  | CCMT6C4A | Office        | 11-Apr-16     | 0.00     |                          | NJ            | 17,480,000               | 5.68%     | 82,739        |                   |                 |                      |
| 41  | CCMT6C4A | Office        | 11-Apr-16     | 0.00     |                          | FL            | 17,120,000               | 5.66%     | 80,749        |                   |                 |                      |
| 42  | CCMT6C4A | Other         | 11-Dec-15     | 0.00     |                          | CA            | 16,516,598               | 6.03%     | 108,551       |                   |                 |                      |
| 43  | CCMT6C4A | Retail        | 11-Apr-16     | 0.00     |                          | NJ            | 16,250,000               | 5.77%     | 78,068        |                   |                 |                      |
| 44  | CCMT6C4A | Industrial    | 11-Mar-16     | 0.00     |                          | CA            | 16,200,000               | 5.77%     | 77,895        |                   |                 |                      |
| 45  | CCMT6C4B | Multifamily   | 11-Feb-11     | 0.00     |                          | AZ            | 16,000,000               | 5.49%     | 73,200        |                   |                 |                      |
| 46  | CCMT6C4A | Other         | 11-Jan-16     | 1.77     | 30-Nov-05                | WA            | 15,740,866               | 5.77%     | 100,860       |                   |                 |                      |
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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<br>B. Late Payment but < 1 month delinq                      2. Delinquent 2 months                      4. Performing Matured Balloon                      7. Foreclosure |          |               |               |          |                          |               |                          |           |               |                   |                 |                      |

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

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Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**

**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) |
|---|----------|---------------|---------------|----------|--------------------------|---------------|--------------------------|-----------|---------------|-------------------|-----------------|----------------------|
| 47  | CCMT6C4A | Other         | 11-Apr-11     | 0.00     |                          | VA            | 15,430,336               | 6.11%     | 101,515       |                   |                 |                      |
| 48  | CCMT6C4A | Office        | 11-Mar-16     | 0.00     |                          | NV            | 15,540,000               | 5.56%     | 72,002        |                   |                 |                      |
| 49  | CCMT6C4B | Multifamily   | 11-Apr-16     | 0.00     |                          | MI            | 15,190,000               | 5.76%     | 72,912        |                   |                 |                      |
| 50  | CCMT6C4A | Other         | 11-Dec-15     | 0.00     |                          | CA            | 14,809,390               | 5.50%     | 85,121        |                   |                 |                      |
| 51  | CCMT6C4B | Multifamily   | 11-Jan-16     | 0.00     |                          | KS            | 14,800,000               | 4.38%     | 53,958        |                   |                 |                      |
| 52  | CCMT6C4B | Multifamily   | 11-Mar-16     | 0.00     |                          | WA            | 8,879,000                | 5.67%     | 41,916        |                   |                 | A                    |
| 53  | CCMT6C4B | Multifamily   | 11-Mar-16     | 0.00     |                          | WA            | 5,846,000                | 5.67%     | 27,598        |                   |                 | A                    |
| 54  | CCMT6C4A | Retail        | 11-Feb-16     | 0.00     |                          | CA            | 14,600,000               | 5.23%     | 63,632        |                   |                 |                      |
| 55  | CCMT6C4A | Office        | 11-Jan-16     | 0.00     |                          | MA            | 14,500,000               | 5.58%     | 67,425        |                   |                 |                      |
| 56  | CCMT6C4A | Office        | 1-Mar-16      | 0.00     |                          | TX            | 14,500,000               | 5.74%     | 69,358        |                   |                 |                      |
| 57  | CCMT6C4A | Retail        | 11-May-16     | 0.00     |                          | PA            | 14,402,868               | 5.80%     | 85,033        |                   |                 | A                    |
| 58  | CCMT6C4A | Office        | 1-Jun-16      | 0.00     |                          | TN            | 14,394,057               | 5.96%     | 86,413        |                   |                 |                      |
| 59  | CCMT6C4A | Mixed Use     | 11-Nov-13     | 0.00     |                          | TN            | 14,360,000               | 5.78%     | 69,155        |                   |                 |                      |
| 60  | CCMT6C4B | Multifamily   | 11-Jan-11     | 0.00     |                          | IL            | 7,019,746                | 5.67%     | 41,074        |                   |                 |                      |
| 61  | CCMT6C4B | Multifamily   | 11-Jan-11     | 0.00     |                          | IL            | 7,019,746                | 5.67%     | 41,074        |                   |                 |                      |
| 62  | CCMT6C4B | Multifamily   | 11-Feb-13     | 0.00     |                          | AZ            | 14,000,000               | 5.52%     | 64,342        |                   |                 |                      |
| 63  | CCMT6C4B | Multifamily   | 1-May-16      | 0.00     |                          | TN            | 13,500,000               | 5.80%     | 65,250        |                   |                 |                      |
| 64  | CCMT6C4B | Multifamily   | 11-Apr-16     | 0.00     |                          | WI            | 13,390,473               | 5.60%     | 77,458        |                   |                 |                      |
| 65  | CCMT6C4A | Other         | 11-Apr-16     | 0.00     |                          | GA            | 13,186,912               | 6.26%     | 81,854        |                   |                 | A                    |
| 66  | CCMT6C4A | Office        | 1-May-16      | 1.38     | 31-Dec-05                | CA            | 13,200,000               | 5.94%     | 65,340        |                   |                 |                      |
| 67  | CCMT6C4A | Office        | 1-May-16      | 1.06     | 31-Dec-05                | AZ            | 13,000,000               | 5.90%     | 63,917        |                   |                 |                      |
| 68  | CCMT6C4A | Retail        | 11-May-16     | 0.00     |                          | CT            | 13,000,000               | 6.10%     | 66,083        |                   |                 |                      |
| 69  | CCMT6C4A | Retail        | 11-May-16     | 0.00     |                          | IL            | 12,850,000               | 6.15%     | 65,899        |                   |                 |                      |
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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<br>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) |
|----------------------|----------|---------------|---------------|----------|--------------------------|---------------|--------------------------|-----------|---------------|-------------------|-----------------|----------------------|
| 70                   | CCMT6C4B | Multifamily   | 11-Mar-16     | 0.00     |                          | MS            | 12,231,591               | 5.74%     | 71,935        |                   |                 | A                    |
| 71                   | CCMT6C4A | Office        | 11-Jan-16     | 0.00     |                          | MA            | 12,300,000               | 5.54%     | 56,785        |                   |                 |                      |
| 72                   | CCMT6C4A | Retail        | 11-May-16     | 0.00     |                          | CA            | 12,000,000               | 6.03%     | 60,300        |                   |                 |                      |
| 73                   | CCMT6C4A | Office        | 11-Mar-16     | 0.00     |                          | KY            | 11,649,588               | 5.87%     | 69,431        |                   |                 |                      |
| 74                   | CCMT6C4A | Other         | 11-Apr-16     | 0.00     |                          | GA            | 11,617,987               | 6.26%     | 72,115        |                   |                 | A                    |
| 75                   | CCMT6C4A | Other         | 11-Apr-16     | 0.00     |                          | GA            | 11,528,618               | 6.26%     | 71,560        |                   |                 | A                    |
| 76                   | CCMT6C4A | Office        | 11-Apr-16     | 0.00     |                          | NY            | 11,400,000               | 6.24%     | 59,280        |                   |                 |                      |
| 77                   | CCMT6C4A | Retail        | 11-Jan-16     | 0.00     |                          | MD            | 11,150,000               | 5.67%     | 52,665        |                   |                 |                      |
| 78                   | CCMT6C4A | Retail        | 11-Feb-16     | 0.00     |                          | GA            | 11,004,000               | 5.50%     | 50,435        |                   |                 |                      |
| 79                   | CCMT6C4A | Retail        | 11-Feb-16     | 0.00     |                          | VA            | 10,886,764               | 5.70%     | 63,844        |                   |                 | A                    |
| 80                   | CCMT6C4A | Industrial    | 11-Apr-16     | 0.00     |                          | CT            | 10,405,000               | 5.53%     | 47,976        |                   |                 |                      |
| 81                   | CCMT6C4A | Retail        | 11-Apr-16     | 0.00     |                          | LA            | 10,011,224               | 5.89%     | 59,771        |                   |                 |                      |
| 82                   | CCMT6C4A | Retail        | 11-Jan-16     | 1.18     | 30-Sep-06                | MS            | 9,442,474                | 5.69%     | 60,047        |                   |                 |                      |
| 83                   | CCMT6C4A | Other         | 11-Jan-16     | 0.00     |                          | NC            | 9,346,363                | 5.78%     | 59,937        |                   |                 |                      |
| 84                   | CCMT6C4A | Industrial    | 11-Jan-16     | 0.00     |                          | NY            | 9,300,000                | 5.64%     | 43,710        |                   |                 |                      |
| 85                   | CCMT6C4A | Office        | 1-Jun-16      | 0.00     |                          | WA            | 9,200,000                | 5.89%     | 45,157        |                   |                 |                      |
| 86                   | CCMT6C4A | Industrial    | 11-Jan-16     | 0.00     |                          | VA            | 9,100,000                | 5.52%     | 41,822        |                   |                 |                      |
| 87                   | CCMT6C4A | Office        | 1-May-16      | 0.00     |                          | FL            | 8,950,050                | 6.61%     | 57,539        |                   |                 |                      |
| 88                   | CCMT6C4A | Retail        | 1-Jun-16      | 1.41     | 31-Dec-05                | DE            | 8,800,000                | 6.19%     | 45,393        |                   |                 |                      |
| 89                   | CCMT6C4A | Office        | 11-Jan-16     | 0.00     |                          | TX            | 8,800,000                | 5.55%     | 40,700        |                   |                 |                      |
| 90                   | CCMT6C4B | Multifamily   | 1-May-16      | 0.00     |                          | VA            | 8,611,808                | 6.02%     | 52,075        |                   |                 |                      |
| 91                   | CCMT6C4A | Office        | 11-Apr-16     | 0.00     |                          | NJ            | 8,530,443                | 5.95%     | 51,255        |                   |                 | A                    |
| 92                   | CCMT6C4A | Retail        | 11-Jan-16     | 0.00     |                          | TX            | 8,550,000                | 5.52%     | 39,330        |                   |                 |                      |

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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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**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) |
|---|--|---|---------------|----------|--|---------------|--------------------------|---|---------------|-------------------|-----------------|----------------------|
| 93  | CCMT6C4A   | Industrial                                      | 11-Feb-16     | 0.00     |  | WA            | 8,400,000                | 5.52%   | 38,640        |                   |                 | A                    |
| 94  | CCMT6C4A   | Office  | 11-Apr-16     | 0.00     |  | MI            | 8,250,000                | 5.56%   | 38,225        |                   |                 |                      |
| 95  | CCMT6C4A   | Office  | 11-Feb-16     | 0.00     |  | WI            | 8,200,000                | 5.51%   | 37,679        |                   |                 |                      |
| 96  | CCMT6C4A   | Mixed Use                                       | 11-Feb-16     | 0.00     |  | MA            | 7,963,556                | 5.49%   | 45,657        |                   |                 |                      |
| 97  | CCMT6C4A   | Retail  | 11-Jan-21     | 0.00     |  | NV            | 7,900,000                | 5.79%   | 38,118        |                   |                 |                      |
| 98  | CCMT6C4B   | Multifamily                                     | 1-Jun-16      | 0.00     |  | OK            | 7,709,660                | 6.28%   | 47,869        |                   |                 | A                    |
| 99  | CCMT6C4A   | Other   | 1-Jun-16      | 0.00     |  | CA            | 7,563,672                | 6.65%   | 48,789        |                   |                 |                      |
| 100   | CCMT6C4A   | Retail  | 11-Mar-16     | 0.00     |  | GA            | 7,500,000                | 5.70%   | 35,594        |                   |                 |                      |
| 101   | CCMT6C4B   | Multifamily                                     | 11-Mar-16     | 0.00     |  | AZ            | 7,500,000                | 5.60%   | 35,000        |                   |                 |                      |
| 102   | CCMT6C4A   | Mixed Use                                       | 11-Apr-16     | 0.00     |  | CA            | 7,500,000                | 5.49%   | 34,313        |                   |                 |                      |
| 103   | CCMT6C4A   | Retail  | 11-Mar-16     | 0.00     |  | FL            | 7,455,000                | 5.64%   | 35,039        |                   |                 | A                    |
| 104   | CCMT6C4A   | Office  | 11-Jan-16     | 0.00     |  | NY            | 7,430,000                | 5.66%   | 35,045        |                   |                 |                      |
| 105   | CCMT6C4A   | Office  | 1-May-16      | 1.32     | 31-Dec-05  | MD            | 7,300,000                | 5.77%   | 35,101        |                   |                 |                      |
| 106   | CCMT6C4B   | Multifamily                                     | 11-Jan-16     | 0.00     |  | SC            | 7,275,000                | 5.46%   | 33,101        |                   |                 |                      |
| 107   | CCMT6C4A   | Office  | 11-Feb-16     | 0.00     |  | WI            | 7,240,000                | 5.51%   | 33,268        |                   |                 |                      |
| 108   | CCMT6C4A   | Office  | 11-Mar-16     | 0.00     |  | GA            | 7,000,000                | 5.63%   | 32,842        |                   |                 | B                    |
| 109   | CCMT6C4A   | Other   | 1-May-16      | 2.28     | 31-Dec-05  | PA            | 6,934,921                | 6.17%   | 45,831        |                   |                 |                      |
| 110   | CCMT6C4A   | Office  | 11-Feb-16     | 0.00     |  | NC            | 6,940,000                | 5.49%   | 31,751        |                   |                 |                      |
| 111   | CCMT6C4B   | Multifamily                                     | 1-May-21      | 0.00     |  | TX            | 6,869,823                | 7.56%   | 48,530        |                   |                 |                      |
| 112   | CCMT6C4A   | Other   | 11-May-16     | 0.00     |  | FL            | 6,840,640                | 6.61%   | 47,043        |                   |                 |                      |
| 113   | CCMT6C4A   | Retail  | 1-May-16      | 1.31     | 31-Dec-05  | CA            | 6,863,000                | 6.21%   | 35,516        |                   |                 | A                    |
| 114   | CCMT6C4B   | Multifamily                                     | 11-Feb-16     | 0.00     |  | OK            | 6,600,000                | 5.46%   | 30,047        |                   |                 |                      |
| 115   | CCMT6C4B   | Multifamily                                     | 11-Apr-16     | 0.00     |  | NH            | 6,095,995                | 5.68%   | 35,568        |                   |                 |                      |
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|---|----------|----------------------|---------------|----------|--------------------------|---------------|--------------------------|-----------|---------------|-------------------|-----------------|----------------------|
| 116   | CCMT6C4A | Retail               | 11-Jan-21     | 0.00     |                          | CO            | 6,023,571                | 5.77%     | 35,627        |                   |                 | A                    |
| 117   | CCMT6C4A | Manufactured Housing | 11-Mar-16     | 0.00     |                          | MI            | 6,000,000                | 5.36%     | 26,800        |                   |                 |                      |
| 118   | CCMT6C4A | Retail               | 11-Feb-16     | 0.00     |                          | FL            | 6,000,000                | 5.61%     | 28,025        |                   |                 |                      |
| 119   | CCMT6C4A | Other                | 11-Oct-15     | 0.00     |                          | NC            | 5,906,992                | 5.36%     | 36,588        |                   |                 |                      |
| 120   | CCMT6C4A | Office               | 11-Jan-16     | 0.00     |                          | MI            | 5,832,484                | 5.61%     | 33,908        |                   |                 |                      |
| 121   | CCMT6C4B | Multifamily          | 11-Dec-15     | 0.00     |                          | OR            | 5,865,000                | 5.25%     | 25,659        |                   |                 | A                    |
| 122   | CCMT6C4A | Office               | 11-Feb-16     | 0.00     |                          | WI            | 5,840,000                | 5.52%     | 26,854        |                   |                 | A                    |
| 123   | CCMT6C4A | Retail               | 11-Jan-16     | 0.00     |                          | FL            | 5,685,006                | 5.67%     | 33,264        |                   |                 | A                    |
| 124   | CCMT6C4A | Retail               | 11-Feb-21     | 0.00     |                          | TX            | 3,583,130                | 5.69%     | 16,990        |                   |                 |                      |
| 125   | CCMT6C4A | Retail               | 11-Feb-21     | 0.00     |                          | OH            | 1,120,980                | 5.69%     | 5,315         |                   |                 |                      |
| 126   | CCMT6C4A | Retail               | 11-Feb-21     | 0.00     |                          | MI            | 1,015,890                | 5.69%     | 4,817         |                   |                 |                      |
| 127   | CCMT6C4A | Retail               | 1-Jun-16      | 0.82     | 31-Dec-05                | MO            | 5,618,735                | 6.30%     | 34,960        |                   |                 |                      |
| 128   | CCMT6C4A | Retail               | 11-Mar-16     | 0.00     |                          | IN            | 5,500,000                | 5.54%     | 25,369        |                   |                 |                      |
| 129   | CCMT6C4B | Multifamily          | 11-Mar-16     | 0.00     |                          | CA            | 5,500,000                | 5.60%     | 25,644        |                   |                 |                      |
| 130   | CCMT6C4A | Retail               | 1-Jun-16      | 1.93     | 31-Dec-05                | NV            | 5,500,000                | 5.81%     | 26,629        |                   |                 |                      |
| 131   | CCMT6C4A | Mixed Use            | 11-Feb-16     | 0.00     |                          | NV            | 5,350,000                | 5.43%     | 24,200        |                   |                 |                      |
| 132   | CCMT6C4A | Retail               | 11-Jan-16     | 0.00     |                          | FL            | 5,285,572                | 5.67%     | 30,927        |                   |                 |                      |
| 133   | CCMT6C4A | Other                | 11-Feb-16     | 0.00     |                          | NC            | 5,220,630                | 5.70%     | 33,167        |                   |                 |                      |
| 134   | CCMT6C4B | Multifamily          | 1-May-16      | 1.25     | 31-Dec-05                | WI            | 5,155,000                | 5.93%     | 25,474        |                   |                 |                      |
| 135   | CCMT6C4A | Office               | 11-Feb-16     | 0.00     |                          | WI            | 5,120,000                | 5.52%     | 23,539        |                   |                 | A                    |
| 136   | CCMT6C4A | Retail               | 11-Mar-16     | 0.00     |                          | MO            | 5,080,000                | 5.44%     | 23,029        |                   |                 |                      |
| 137   | CCMT6C4A | Other                | 11-Apr-16     | 0.00     |                          | SC            | 4,993,411                | 5.93%     | 32,321        |                   |                 |                      |
| 138   | CCMT6C4B | Multifamily          | 11-Mar-16     | 0.00     |                          | WI            | 4,952,911                | 5.42%     | 28,139        |                   |                 |                      |
| * 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<br>B. Late Payment but < 1 month delinq                      2. Delinquent 2 months                      4. Performing Matured Balloon                      7. Foreclosure |          |                      |               |          |                          |               |                          |           |               |                   |                 |                      |

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**

**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) |
|---|----------|---------------|---------------|----------|--------------------------|---------------|--------------------------|-----------|---------------|-------------------|-----------------|----------------------|
| 139   | CCMT6C4A | Retail        | 11-Apr-16     | 0.00     |                          | MI            | 4,957,041                | 5.33%     | 27,843        |                   |                 | A                    |
| 140   | CCMT6C4A | Industrial    | 11-Apr-16     | 0.00     |                          | CT            | 4,805,000                | 5.53%     | 22,155        |                   |                 |                      |
| 141   | CCMT6C4A | Retail        | 11-Jun-15     | 0.00     |                          | CA            | 4,734,314                | 5.25%     | 26,694        |                   |                 |                      |
| 142   | CCMT6C4A | Retail        | 11-Sep-15     | 0.00     |                          | TX            | 4,721,527                | 5.40%     | 26,953        |                   |                 |                      |
| 143   | CCMT6C4B | Multifamily   | 11-Jan-16     | 0.00     |                          | VA            | 4,750,000                | 5.43%     | 21,474        |                   |                 | A                    |
| 144   | CCMT6C4A | Other         | 11-Apr-16     | 0.00     |                          | SC            | 4,646,885                | 5.88%     | 29,938        |                   |                 |                      |
| 145   | CCMT6C4A | Other         | 1-Jun-16      | 1.72     | 31-Dec-05                | GA            | 4,466,694                | 6.63%     | 30,751        |                   |                 |                      |
| 146   | CCMT6C4A | Retail        | 1-May-16      | 1.34     | 31-Dec-05                | NV            | 4,500,000                | 6.23%     | 23,363        |                   |                 |                      |
| 147   | CCMT6C4A | Retail        | 11-Jan-21     | 0.00     |                          | CT            | 4,500,000                | 5.79%     | 21,713        |                   |                 |                      |
| 148   | CCMT6C4A | Retail        | 11-Apr-16     | 0.00     |                          | NY            | 4,100,000                | 5.81%     | 19,851        |                   |                 |                      |
| 149   | CCMT6C4A | Office        | 11-May-16     | 0.00     |                          | CA            | 4,013,150                | 6.29%     | 26,822        |                   |                 |                      |
| 150   | CCMT6C4A | Retail        | 11-May-16     | 0.00     |                          | VA            | 3,973,193                | 5.79%     | 23,452        |                   |                 |                      |
| 151   | CCMT6C4A | Retail        | 11-May-16     | 0.00     |                          | MI            | 3,972,591                | 5.69%     | 23,198        |                   |                 |                      |
| 152   | CCMT6C4A | Office        | 11-Jan-16     | 0.00     |                          | MN            | 3,890,000                | 5.63%     | 18,251        |                   |                 |                      |
| 153   | CCMT6C4A | Retail        | 11-Mar-16     | 0.00     |                          | WA            | 3,815,503                | 5.65%     | 22,224        |                   |                 |                      |
| 154   | CCMT6C4A | Office        | 11-Mar-16     | 0.00     |                          | CO            | 3,666,191                | 5.56%     | 21,148        |                   |                 |                      |
| 155   | CCMT6C4A | Retail        | 11-Aug-12     | 0.00     |                          | FL            | 3,517,645                | 5.39%     | 20,080        |                   |                 |                      |
| 156   | CCMT6C4A | Retail        | 11-Jan-16     | 0.00     |                          | PA            | 3,520,000                | 5.51%     | 16,163        |                   |                 |                      |
| 157   | CCMT6C4A | Office        | 11-Feb-16     | 0.00     |                          | CA            | 3,413,688                | 5.59%     | 19,784        |                   |                 |                      |
| 158   | CCMT6C4A | Office        | 1-May-16      | 0.79     | 31-Dec-05                | AZ            | 3,379,414                | 6.24%     | 20,912        |                   |                 |                      |
| 159   | CCMT6C4B | Multifamily   | 1-May-16      | 0.00     |                          | OH            | 3,379,318                | 6.22%     | 20,868        |                   |                 |                      |
| 160   | CCMT6C4A | Office        | 11-Apr-16     | 0.00     |                          | CT            | 2,892,000                | 5.51%     | 13,279        |                   |                 |                      |
| 161   | CCMT6C4A | Retail        | 11-Jan-16     | 0.00     |                          | WI            | 2,827,755                | 5.54%     | 16,307        |                   |                 |                      |
| * 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<br>B. Late Payment but < 1 month delinq                      2. Delinquent 2 months                      4. Performing Matured Balloon                      7. Foreclosure |          |               |               |          |                          |               |                          |           |               |                   |                 |                      |

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**

**Loan Level Detail**

| Disclosure<br>Control #   | Group                                | Property<br>Type       | Maturity<br>Date              | PFY<br>DSCR | Operating<br>Statement<br>Date | Geo.<br>Location                  | Ending<br>Principal<br>Balance | Note<br>Rate | Scheduled<br>P&I | Prepayment<br>Amount | Prepayment<br>Date | Loan<br>Status<br>Code (1) |
|---|--------------------------------------|------------------------|-------------------------------|-------------|--------------------------------|-----------------------------------|--------------------------------|--------------|------------------|----------------------|--------------------|----------------------------|
| 162   | CCMT6C4B                             | Multifamily            | 1-Jun-16                      | 0.00        |                                | TX                                | 2,585,970                      | 6.12%        | 15,789           |                      |                    |                            |
| 163   | CCMT6C4A                             | Retail                 | 11-Nov-15                     | 0.00        |                                | KY                                | 2,342,036                      | 5.49%        | 13,470           |                      |                    |                            |
| 164   | CCMT6C4A                             | Retail                 | 11-Feb-16                     | 0.00        |                                | PA                                | 1,880,990                      | 5.84%        | 11,197           |                      |                    |                            |
| 165   | CCMT6C4A                             | Retail                 | 11-Feb-16                     | 0.00        |                                | PA                                | 1,732,455                      | 5.83%        | 10,302           |                      |                    |                            |
| 166   | CCMT6C4B                             | Multifamily            | 1-Jun-16                      | 0.00        |                                | OH                                | 860,669                        | 6.45%        | 5,439            |                      |                    |                            |
|   |                                      |                        |                               |             |                                |                                   | 2,259,115,959                  |              | 11,656,652       | 0                    |                    |                            |
| * 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                    |                                |              |                  |                      |                    |                            |

***ABN AMRO Acct: 723837.1***  
***Appraisal Reduction Detail***

[illegible]

**Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4**

Statement Date: 15-Dec-06  
 Payment Date: 15-Dec-06  
 Prior Payment: 17-Nov-06  
 Next Payment: 18-Jan-07  
 Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1  
 Specially Serviced (Part I) ~ Loan Detail (End of Period)**

| Disclosure<br>Control # | Servicing<br>Xfer Date | Loan<br>Status<br>Code(1) | Balance  |        | Note Rate | Maturity<br>Date | Remaining |  | Property<br>Type | Geo.<br>Location | NOI       | DSCR      | NOI<br>Date |
|-------------------------|------------------------|---------------------------|----------|--------|-----------|------------------|-----------|--|------------------|------------------|-----------|-----------|-------------|
|                         |                        |                           | Schedule | Actual |           |                  | Life      |  |                  |                  |           |           |             |
|                         |                        |                           |          |        |           |                  |           |  |                  |                  | Not Avail | Not Avail | Not Avail   |
|                         |                        |                           |          |        |           |                  |           |  |                  |                  |           |           |             |
|                         |                        |                           |          |        |           |                  |           |  |                  |                  |           |           |             |

(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

*Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4*

Statement Date: 15-Dec-06  
Payment Date: 15-Dec-06  
Prior Payment: 17-Nov-06  
Next Payment: 18-Jan-07  
Record Date: 30-Nov-06

**ABN AMRO Acct: 723837.1**

***Specially Serviced Loan Detail (Part II) ~ Servicer Comments (End of Period)***

| Disclosure<br>Control # |  | Resolution<br>Strategy | Comments |
|-------------------------|--|------------------------|----------|
|                         |  |                        |          |



***Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4***

Statement Date: 15-Dec-06  
 Payment Date: 15-Dec-06  
 Prior Payment: 17-Nov-06  
 Next Payment: 18-Jan-07  
 Record Date: 30-Nov-06

***ABN AMRO Acct: 723837.1  
Modified Loan Detail***

| Disclosure<br>Control # | Ending<br>Principal<br>Balance | Modification<br>Date | Cutoff<br>Maturity<br>Date | Modified<br>Maturity<br>Date | Modification<br>Description |
|-------------------------|--------------------------------|----------------------|----------------------------|------------------------------|-----------------------------|
|                         |                                |                      |                            |                              |                             |

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

***Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4***

Statement Date: 15-Dec-06  
 Payment Date: 15-Dec-06  
 Prior Payment: 17-Nov-06  
 Next Payment: 18-Jan-07  
 Record Date: 30-Nov-06

***ABN AMRO Acct: 723837.1  
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 |

***Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4***

Statement Date: 15-Dec-06  
 Payment Date: 15-Dec-06  
 Prior Payment: 17-Nov-06  
 Next Payment: 18-Jan-07  
 Record Date: 30-Nov-06

***ABN AMRO Acct: 723837.1***

***Realized Loss Detail***

| Period | Disclosure<br>Control # | Appraisal<br>Date | Appraisal<br>Value | Beginning<br>Scheduled<br>Balance | Gross<br>Proceeds | Gross Proceeds<br>as a % of<br>Sched. Balance | Aggregate<br>Liquidation<br>Expenses * | Net<br>Liquidation<br>Proceeds | Net Proceeds<br>as a % of<br>Sched. Balance | Realized<br>Loss |
|--------|-------------------------|-------------------|--------------------|-----------------------------------|-------------------|---|--|--------------------------------|---|------------------|
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***Citigroup Commercial Mortgage Securities Inc.  
Commerical Mortgage Pass-Through Certificates  
Series 2006-C4***

Statement Date: 15-Dec-06  
 Payment Date: 15-Dec-06  
 Prior Payment: 17-Nov-06  
 Next Payment: 18-Jan-07  
 Record Date: 30-Nov-06

***ABN AMRO Acct: 723837.1  
Material Breaches and Material Document Defect Detail***

| Disclosure<br>Control # | Ending<br>Principal<br>Balance | Material<br>Breach<br>Date | Material Breach and Material Document Defect<br>Description |
|-------------------------|--------------------------------|----------------------------|---|
|                         |                                |                            |   |