



101 Barclay Street, 8West  
New York, NY 10286

Officer: Matthew Sabino  
(212) 815-6093  
Associate: Steven Chrysanthis  
(212) 815-8318

## CWALT, Inc. GSC Capital Corp. Mortgage Trust 2006-2

### Certificateholder Monthly Distribution Summary

Class	Cusip	Class Description	Certificate Rate Type	Beginning Balance	Pass Through Rate (%)	Principal Distribution	Interest Distribution	Total Distribution	Current Realized Losses	Ending Balance	Cumulative Realized Losses
A1	362480AD7	Senior	Var-Act/360	410,462,577.99	5.500000	10,322,681.05	2,069,415.50	12,392,096.55	0.00	400,139,896.93	0.00
A2	362480AE5	Senior	Var-Act/360	45,606,350.16	5.560000	1,146,949.40	232,440.36	1,379,389.76	0.00	44,459,400.76	0.00
OTC	362480AC9	Senior	Fix-30/360	0.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
C	362480AB1	Residual	Var-Act/360	2,709,650.25	60.600588	0.00	136,838.66	136,838.66	0.00	2,709,650.25	0.00
M1	362480AF2	Mezzanine	Var-Act/360	8,129,000.00	5.620000	0.00	41,877.90	41,877.90	0.00	8,129,000.00	0.00
M2	362480AG0	Mezzanine	Var-Act/360	6,503,000.00	5.630000	0.00	33,560.90	33,560.90	0.00	6,503,000.00	0.00
M3	362480AH8	Mezzanine	Var-Act/360	4,064,000.00	5.640000	0.00	21,010.88	21,010.88	0.00	4,064,000.00	0.00
M4	362480AJ4	Mezzanine	Var-Act/360	2,710,000.00	5.710000	0.00	14,184.59	14,184.59	0.00	2,710,000.00	0.00
M5	362480AK1	Mezzanine	Var-Act/360	2,710,000.00	5.730000	0.00	14,234.28	14,234.28	0.00	2,710,000.00	0.00
M6	362480AL9	Mezzanine	Var-Act/360	2,710,000.00	5.807847	0.00	14,433.01	14,433.01	0.00	2,710,000.00	0.00
M7	362480AM7	Mezzanine	Var-Act/360	2,710,000.00	5.807847	0.00	15,699.93	15,699.93	0.00	2,710,000.00	0.00
M8	362480AN5	Mezzanine	Var-Act/360	2,710,000.00	5.807847	0.00	16,072.56	16,072.56	0.00	2,710,000.00	0.00
B1	362480AA3	Junior	Var-Act/360	2,710,000.00	5.807847	0.00	18,805.14	18,805.14	0.00	2,710,000.00	0.00
Totals				491,024,928.15		11,469,630.45	2,628,573.71	14,098,204.16	0.00	479,555,297.69	0.00



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### *Principal Distribution Detail*

Class	Cusip	Original Certificate Balance	Beginning Certificate Balance	Scheduled Principal Distribution	Net Principal Distribution	Current Realized Losses	Ending Certificate Balance	Ending Certificate Factor
A1	362480AD7	453,840,000.00	410,462,577.99	10,322,681.05	10,322,681.05	0.00	400,139,896.93	0.88167613462
A2	362480AE5	50,426,000.00	45,606,350.16	1,146,949.40	1,146,949.40	0.00	44,459,400.76	0.88167613462
OTC	362480AC9	0.00	0.00	0.00	0.00	0.00	0.00	0.00000000000
C	362480AB1	2,708,050.23	2,709,650.25	0.00	0.00	0.00	2,709,650.25	1.00059083880
M1	362480AF2	8,129,000.00	8,129,000.00	0.00	0.00	0.00	8,129,000.00	1.00000000000
M2	362480AG0	6,503,000.00	6,503,000.00	0.00	0.00	0.00	6,503,000.00	1.00000000000
M3	362480AH8	4,064,000.00	4,064,000.00	0.00	0.00	0.00	4,064,000.00	1.00000000000
M4	362480AJ4	2,710,000.00	2,710,000.00	0.00	0.00	0.00	2,710,000.00	1.00000000000
M5	362480AK1	2,710,000.00	2,710,000.00	0.00	0.00	0.00	2,710,000.00	1.00000000000
M6	362480AL9	2,710,000.00	2,710,000.00	0.00	0.00	0.00	2,710,000.00	1.00000000000
M7	362480AM7	2,710,000.00	2,710,000.00	0.00	0.00	0.00	2,710,000.00	1.00000000000
M8	362480AN5	2,710,000.00	2,710,000.00	0.00	0.00	0.00	2,710,000.00	1.00000000000
B1	362480AA3	2,710,000.00	2,710,000.00	0.00	0.00	0.00	2,710,000.00	1.00000000000
Totals		539,222,000.00	491,024,928.15	11,469,630.45	11,469,630.45	0.00	479,555,297.69	



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### *Interest Distribution Detail*

Class	Beginning Certificate Balance	Pass Through Rate (%)	Effective Coupon (%)	Current Interest	Total Interest Due	Net Rate Carryover Paid	Net Interest Shortfall	Interest Paid	Net Rate Carryover After Dist.
A1	410,462,577.99	5.500000	5.500000	2,069,415.50	2,069,415.50	0.00	0.00	2,069,415.50	0.00
A2	45,606,350.16	5.560000	5.560000	232,440.36	232,440.36	0.00	0.00	232,440.36	0.00
OTC	0.00	0.000000	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
C	2,709,650.25	60.600588	55.091443	150,522.53	150,522.53	0.00	0.00	136,838.66	0.00
M1	8,129,000.00	5.620000	5.620000	41,877.90	41,877.90	0.00	0.00	41,877.90	0.00
M2	6,503,000.00	5.630000	5.630000	33,560.90	33,560.90	0.00	0.00	33,560.90	0.00
M3	4,064,000.00	5.640000	5.640000	21,010.88	21,010.88	0.00	0.00	21,010.88	0.00
M4	2,710,000.00	5.710000	5.710000	14,184.59	14,184.59	0.00	0.00	14,184.59	0.00
M5	2,710,000.00	5.730000	5.730000	14,234.28	14,234.28	0.00	0.00	14,234.28	0.00
M6	2,710,000.00	5.807847	5.810000	14,427.66	14,427.66	0.00	0.00	14,433.01	0.00
M7	2,710,000.00	5.807847	6.320000	14,427.66	14,427.66	0.00	0.00	15,699.93	0.00
M8	2,710,000.00	5.807847	6.470000	14,427.66	14,427.66	0.00	0.00	16,072.56	0.00
B1	2,710,000.00	5.807847	7.570000	14,427.66	14,427.66	0.00	0.00	18,805.14	0.00
Totals	491,024,928.15			2,634,957.58	2,634,957.58	0.00	0.00	2,628,573.71	0.00



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*Current Payment Information  
Factors per \$1,000*

Class	Cusip	Original Certificate Balance	Beginning Certificate Balance	Principal Distribution	Interest Distribution	Ending Certificate Balance	Pass Through Rate (%)
A1	362480AD7	453,840,000.00	904.421333480	22.745198863	4.559790890	881.676134617	5.500000
A2	362480AE5	50,426,000.00	904.421333480	22.745198863	4.609534063	881.676134617	5.560000
OTC	362480AC9	0.00	0.000000000	0.000000000	0.000000000	0.000000000	0.000000
C	362480AB1	2,708,050.23	1,000.590838801	0.000000000	50.530327389	1,000.590838801	60.600588
M1	362480AF2	8,129,000.00	1,000.000000000	0.000000000	5.151666667	1,000.000000000	5.620000
M2	362480AG0	6,503,000.00	1,000.000000000	0.000000000	5.160833333	1,000.000000000	5.630000
M3	362480AH8	4,064,000.00	1,000.000000000	0.000000000	5.170000000	1,000.000000000	5.640000
M4	362480AJ4	2,710,000.00	1,000.000000000	0.000000000	5.234166667	1,000.000000000	5.710000
M5	362480AK1	2,710,000.00	1,000.000000000	0.000000000	5.252500000	1,000.000000000	5.730000
M6	362480AL9	2,710,000.00	1,000.000000000	0.000000000	5.325833333	1,000.000000000	5.807847
M7	362480AM7	2,710,000.00	1,000.000000000	0.000000000	5.793333333	1,000.000000000	5.807847
M8	362480AN5	2,710,000.00	1,000.000000000	0.000000000	5.930833333	1,000.000000000	5.807847
B1	362480AA3	2,710,000.00	1,000.000000000	0.000000000	6.939166667	1,000.000000000	5.807847
Totals		539,222,000.00	910.617386067	21.270701956	4.874752347	889.346684093	



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## CWALT, Inc. GSC Capital Corp. Mortgage Trust 2006-2

### Pool Level Data

Distribution Date		11/27/06
Cut-off Date		06/01/06
Record Date		10/31/06
Determination Date		11/15/06
LIBOR Determination Date		10/23/06
Accrual Period 30/360	Begin	10/01/06
	End	11/01/06
Number of Days in 30/360 Accrual Period		30
Accrual Period Actual Days	Begin	10/25/06
	End	11/27/06
Number of Days in Actual Accrual Period		33

### Additional Interest Rate Details

Libor Rate	5.32000%
Adjustable Net Rate Cap	5.80785%

### Collateral Detail

#### Original Mortgage Loan Details

Original Aggregate Loan Count	1,627
Original Stated Principal Balance	541,930,050.23
Original Weighted Average Mortgage Rate	6.74610%
Original Weighted Average Net Mortgage Rate	6.38026%
Original Weighted Average Remaining Term	356

#### Current Mortgage Loan Details

Beginning Aggregate Loan Count	1,506
Loans Paid Off or otherwise removed pursuant to the PSA	33
Ending Aggregate Loan Count	1,473

Beginning Pool Stated Principal Balance	493,734,578.40
Scheduled Principal	485,425.98
Unscheduled Principal	10,984,204.47
Realized Principal Losses	0.00
Ending Pool Stated Principal Balance	482,264,947.95



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Beginning Weighted Average Mortgage Rate	6.75389%
Beginning Weighted Average Net Mortgage Rate	6.38863%
Ending Weighted Average Mortgage Rate	6.75129%
Ending Weighted Average Net Mortgage Rate	6.38625%
Beginning Weighted Average Remaining Term to Maturity	352
Ending Weighted Average Remaining Term to Maturity	351



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**GSC Capital Corp. Mortgage Trust 2006-2**

<b>Servicer Remittance Summary</b>
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**Interest Remittance Amount**

Interest Received	2,771,029.34
Less: Servicing Fees	146,251.57
Less: Mortgage Insurance Premium (PMI)	<u>329.49</u>
Total Interest Remittance Amount	2,624,448.28

**Principal Remittance Amount**

Scheduled Principal	97,085.98
Curtailment Principal	119,965.74
Paid in Full Principal	10,864,238.73
Repurchased Principal	388,340.00
Liquidation Principal	0.00
Substitution Shortfall Principal	0.00
Subsequent Recoveries	0.00
Less: Non-Recoverable Principal Advances relating to Principal	<u>0.00</u>
Total Principal Remittance Amount	<u>11,469,630.45</u>

**Total Servicer Remittance**

**14,094,078.73**



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**Amounts Distributable to Certificates**

**Principal Distribution Amount**

Principal Remittance Amount	11,469,630.45
Extra Principal Distribution Amount	0.00
Transfer from Prefunding Account Month 1	<u>0.00</u>
Principal Distribution Amount	11,469,630.45

**Interest Funds**

Interest Remittance	2,624,448.28
Less: Trustee Fee	<u>3,703.01</u>
Interest Funds	2,620,745.27

**Swap Contract**

**Net Swap Payment**

	<b><u>Group I</u></b>
Swap Payment Received	8,565.70
Portion of Net Swap Payment Received allocated to Trust	0.00
Net Swap Payment Paid	0.00
Swap Termination Fee	0.00
Seniors Current Interest and Interest Carry Forward Amounts	0.00
Subordinate Current Interest and Interest Carry Forward Amounts	0.00
Extra Principal Distribution to meet OD Deficiency	0.00
Net Carryover Amounts Paid	0.00
Senior Unpaid Loss Amounts	0.00
Subordinate Unpaid Loss Amounts	<u>0.00</u>
Total	0.00





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**GSC Capital Corp. Mortgage Trust 2006-2**

**Servicer Advances**

Principal Advances	0.00
Interest Advances	0.00
Reimbursement for Principal & Interest Advances	0.00
Reimbursement for Nonrecoverable Advances	0.00
Total Advances	0.00

**Fees of the Trust**

Gross Master Servicing Fee	146,251.57
Net Master Servicing Fee	138,423.13
Trustee Fee	3,703.01
Mortgage Insurance Premium (PMI)	<u>329.49</u>
Total Net Loan Fees	142,455.63

**Mortgage Prepayment Details**

Principal Balance of Loans Paid in Full	10,864,238.73
Prepayment Interest Excess	0.00
Prepayment Interest Shortfall	7,828.44
Compensating Interest	7,828.44
Non-Supported Prepayment Interest Shortfall	0.00
Prepayment Charges	0.00
CPR %	23.68108%
SMM %	2.22691%

**Loan Substitution**

Aggregate Stated of Principal Balances Removed	0.00
Aggregate Stated of Principal Balance Added	<u>0.00</u>
Aggregate Principal Substitution Shortfall Amount	0.00



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**CWALT, Inc.**  
**GSC Capital Corp. Mortgage Trust 2006-2**

<b>Trust Accounts</b>
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**Certificate Account**

Beginning Balance	0.00
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Deposits	Principal Payments	11,469,630.45
	Interest Payments	2,624,448.28
	Insurance, Liquidation & Subsequent Recoveries	0.00
	Compensating Interest Payments	7,828.44
	Repurchase Proceeds	0.00
	Prepayment Charges	0.00
	Substitution Shortfall Principal	0.00
	P&I Advances	0.00
	Other Deposits including Seller Shortfall Interest	0.00
Total Deposits	14,101,907.17	

Withdrawals	To the Master Servicer, any unpaid or reimbursed Amounts	0.00
	To the Seller, any unpaid or reimbursed Amounts	0.00
	To the Depositor, any unpaid or reimbursed Amounts	0.00
	To Terminate the Account	0.00
	To the Distribution Account	<u>14,101,907.17</u>

Ending Balance	0.00
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**GSC Capital Corp. Mortgage Trust 2006-2**

**Distribution Account**

	Beginning Balance	0.00
Deposits	From the Certificate Account, Total Deposits	14,101,907.17
	Investment Income	0.00
	Portion of Net Swap Payment Received allocated to Trust	0.00
	Total Deposit	14,101,907.17
Withdrawals	To the trustee, the Trustee Fee	3,703.01
	To the Counterparty, the Net Swap Payment	0.00
	Principal and Interest Payments	14,098,204.16
	To Terminate the Distribution Account	0.00
	Total Withdrawals	14,101,907.17
	Ending Balance	0.00



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## CWALT, Inc. GSC Capital Corp. Mortgage Trust 2006-2

### Loan Status

#### Delinquency Information

	30-59 Days				60-89 Days				90+ Days			
	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %
Group 1	14	0.95044%	5,070,119.00	1.05131%	9	0.61100%	3,022,911.00	0.62682%	0	0.00000%	0.00	0.00000%

  

	Foreclosure				Bankruptcy				REO			
	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %
Group 1	0	0.00000%	2,804,241.00	0.58147%	0	0.00000%	0.00	0.00000%	0	0.00000%	0.00	0.00000%

### Realized Loss Detail

Current Period Realized Losses	0.00	0.00
Cumulative Realized Losses	0.00	0.00
Total Liquidated Loan Balance	0.00	0.00
Total Liquidated Proceeds	0.00	0.00
Subsequent Recoveries	0.00	0.00

<u>Loan ID</u>	<u>Liquidation Balance</u>	<u>Liquidation Proceeds</u>	<u>Realized Loss</u>	<u>Date</u>
<u>Group 1</u>	N/A			



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<b>Credit Enhancements</b>
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**Overcollateralization Details**

OC Amount Beginning	2,709,650.25
OC Floor	1,896,755.18
OC Target Amount	2,709,650.25
OC Deficiency Amount Beginning	0.00
OC Reduction Amount	0.00
Excess Cashflow	136,838.66
Extra Principal Distribution Amount	0.00
OC Amount Ending	2,709,650.25
OC Deficiency Amount Ending	0.00

**Trigger Events**

Rolling Sixty-Day Delinq Rate	1.09926%
Delinquency Trigger Event	NO
Cumulative Loss Rate	0.00000%
Cumulative Loss Trigger Event	NO
Trigger Event	NO
Stepdown Date	NO



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### Subordination

#### Credit Support

	<u>Original</u>	<u>Current</u>
Class A	504,266,000.00	444,599,297.70
Class A Percentage	93.517327%	92.710747%
Class M1	8,129,000.00	8,129,000.00
Class M1 Percentage	1.507542%	1.695112%
Class M2	6,503,000.00	6,503,000.00
Class M2 Percentage	1.205997%	1.356048%
Class M3	4,064,000.00	4,064,000.00
Class M3 Percentage	0.753678%	0.847452%
Class M4	2,710,000.00	2,710,000.00
Class M4 Percentage	0.502576%	0.565107%
Class M5	2,710,000.00	2,710,000.00
Class M5 Percentage	0.502576%	0.565107%
Class M6	2,710,000.00	2,710,000.00
Class M6 Percentage	0.502576%	0.565107%
Class M7	2,710,000.00	2,710,000.00
Class M7 Percentage	0.502576%	0.565107%
Class M8	2,710,000.00	2,710,000.00
Class M8 Percentage	0.502576%	0.565107%
Class B1	2,710,000.00	2,710,000.00
Class B1 Percentage	0.502576%	0.565107%



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<u>Issuance Coupon</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =		5.0	0	0.000	0.00	0.000
5.0	-	5.5	50	3.394	21,603,660.52	4.480
5.5	-	6.0	153	10.387	65,531,212.56	13.588
6.0	-	6.5	321	21.792	115,685,170.73	23.988
6.5	-	7.0	421	28.581	127,079,207.58	26.350
7.0	-	7.5	301	20.434	86,132,227.62	17.860
7.5	-	8.0	201	13.646	58,019,665.68	12.031
8.0	-	8.5	23	1.561	7,106,028.33	1.473
8.5	-	9.0	3	0.204	1,107,774.93	0.230
9.0	-	9.5	0	0.000	0.00	0.000
9.5	-	10.0	0	0.000	0.00	0.000
10.0	-	10.5	0	0.000	0.00	0.000
10.5	-	11.0	0	0.000	0.00	0.000
11.0	-	11.5	0	0.000	0.00	0.000
11.5	-	12.0	0	0.000	0.00	0.000
12.0	-	12.5	0	0.000	0.00	0.000
>		12.5	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>			<b>1473</b>	<b>100.000</b>	<b>482,264,947.95</b>	<b>100.000</b>

<u>Update Face</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =		0.00	0	0.000	0.00	0.000
0.00	-	25,000.00	0	0.000	0.00	0.000
25,000.00	-	50,000.00	2	0.136	79,009.76	0.016
50,000.00	-	75,000.00	1	0.068	70,000.00	0.015
75,000.00	-	100,000.00	1	0.068	86,224.20	0.018
100,000.00	-	125,000.00	33	2.240	3,729,881.33	0.773
125,000.00	-	150,000.00	63	4.277	8,739,701.63	1.812
150,000.00	-	175,000.00	147	9.980	23,849,564.09	4.945
175,000.00	-	200,000.00	122	8.282	22,909,554.90	4.750
200,000.00	-	225,000.00	144	9.776	30,766,650.96	6.380
225,000.00	-	250,000.00	120	8.147	28,538,985.47	5.918
250,000.00	-	275,000.00	99	6.721	25,937,944.81	5.378
275,000.00	-	300,000.00	107	7.264	30,825,205.70	6.392
300,000.00	-	325,000.00	75	5.092	23,534,839.79	4.880
325,000.00	-	350,000.00	62	4.209	21,038,035.33	4.362
350,000.00	-	375,000.00	55	3.734	20,005,174.09	4.148
375,000.00	-	400,000.00	61	4.141	23,777,169.60	4.930
400,000.00	-	425,000.00	43	2.919	17,753,999.70	3.681
425,000.00	-	450,000.00	44	2.987	19,250,347.05	3.992



101 Barclay Street, 8West  
New York, NY 10286

Officer: Matthew Sabino  
(212) 815-6093  
Associate: Steven Chrysanthis  
(212) 815-8318

## CWALT, Inc. GSC Capital Corp. Mortgage Trust 2006-2

<u>Update Face</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
450,000.00	-	475,000.00	33	2.240	15,180,778.91	3.148
475,000.00	-	500,000.00	36	2.444	17,584,461.78	3.646
500,000.00	-	525,000.00	38	2.580	19,549,808.30	4.054
525,000.00	-	550,000.00	18	1.222	9,621,696.34	1.995
550,000.00	-	575,000.00	26	1.765	14,574,552.07	3.022
575,000.00	-	600,000.00	25	1.697	14,779,863.67	3.065
600,000.00	-	625,000.00	19	1.290	11,665,683.58	2.419
625,000.00	-	650,000.00	22	1.494	14,117,994.53	2.927
650,000.00	-	675,000.00	8	0.543	5,302,047.67	1.099
675,000.00	-	700,000.00	9	0.611	6,178,821.60	1.281
700,000.00	-	725,000.00	4	0.272	2,852,155.05	0.591
725,000.00	-	750,000.00	6	0.407	4,403,271.02	0.913
750,000.00	-	775,000.00	4	0.272	3,059,519.81	0.634
775,000.00	-	800,000.00	5	0.339	3,967,744.75	0.823
>		800,000.00	41	2.783	38,534,260.46	7.990
<b>Wgt Ave / Total:</b>			<b>1473</b>	<b>100.000</b>	<b>482,264,947.95</b>	<b>100.000</b>

<u>Update Term</u>			Number of Items	Percent of Items	Principal Balance	Percent of Balance
< =		120	0	0.000	0.00	0.000
120	-	180	0	0.000	0.00	0.000
180	-	300	0	0.000	0.00	0.000
300	-	360	1473	100.000	482,264,947.95	100.000
>		360	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>			<b>1473</b>	<b>100.000</b>	<b>482,264,947.95</b>	<b>100.000</b>