



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	400,139,896.93	5.500000	13,305,252.14	1,772,842.04	15,078,094.18	0.00	386,834,644.80	0.00
A2	362480AE5	Senior	Var-Act/360	44,459,400.76	5.560000	1,478,341.80	199,128.72	1,677,470.52	0.00	42,981,058.96	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	160.945165	0.00	363,420.92	363,420.92	0.00	2,709,650.25	0.00
M1	362480AF2	Mezzanine	Var-Act/360	8,129,000.00	5.620000	0.00	36,801.79	36,801.79	0.00	8,129,000.00	0.00
M2	362480AG0	Mezzanine	Var-Act/360	6,503,000.00	5.630000	0.00	29,492.91	29,492.91	0.00	6,503,000.00	0.00
M3	362480AH8	Mezzanine	Var-Act/360	4,064,000.00	5.640000	0.00	18,464.11	18,464.11	0.00	4,064,000.00	0.00
M4	362480AJ4	Mezzanine	Var-Act/360	2,710,000.00	5.710000	0.00	12,465.25	12,465.25	0.00	2,710,000.00	0.00
M5	362480AK1	Mezzanine	Var-Act/360	2,710,000.00	5.730000	0.00	12,508.91	12,508.91	0.00	2,710,000.00	0.00
M6	362480AL9	Mezzanine	Var-Act/360	2,710,000.00	5.810000	0.00	12,683.55	12,683.55	0.00	2,710,000.00	0.00
M7	362480AM7	Mezzanine	Var-Act/360	2,710,000.00	6.320000	0.00	13,796.91	13,796.91	0.00	2,710,000.00	0.00
M8	362480AN5	Mezzanine	Var-Act/360	2,710,000.00	6.440957	0.00	14,124.37	14,124.37	0.00	2,710,000.00	0.00
B1	362480AA3	Junior	Var-Act/360	2,710,000.00	6.440957	0.00	16,525.73	16,525.73	0.00	2,710,000.00	0.00
Totals				479,555,297.69		14,783,593.94	2,502,255.21	17,285,849.15	0.00	464,771,703.76	0.00



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

*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	400,139,896.93	13,305,252.14	13,305,252.14	0.00	386,834,644.80	0.85235907985
A2	362480AE5	50,426,000.00	44,459,400.76	1,478,341.80	1,478,341.80	0.00	42,981,058.96	0.85235907985
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	479,555,297.69	14,783,593.94	14,783,593.94	0.00	464,771,703.76	



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

### *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	400,139,896.93	5.500000	5.500000	1,772,842.04	1,772,842.04	0.00	0.00	1,772,842.04	0.00
A2	44,459,400.76	5.560000	5.560000	199,128.72	199,128.72	0.00	0.00	199,128.72	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	160.945165	166.494998	351,306.89	351,306.89	0.00	0.00	363,420.92	0.00
M1	8,129,000.00	5.620000	5.620000	36,801.79	36,801.79	0.00	0.00	36,801.79	0.00
M2	6,503,000.00	5.630000	5.630000	29,492.91	29,492.91	0.00	0.00	29,492.91	0.00
M3	4,064,000.00	5.640000	5.640000	18,464.11	18,464.11	0.00	0.00	18,464.11	0.00
M4	2,710,000.00	5.710000	5.710000	12,465.25	12,465.25	0.00	0.00	12,465.25	0.00
M5	2,710,000.00	5.730000	5.730000	12,508.91	12,508.91	0.00	0.00	12,508.91	0.00
M6	2,710,000.00	5.810000	5.810000	12,683.55	12,683.55	0.00	0.00	12,683.55	0.00
M7	2,710,000.00	6.320000	6.320000	13,796.91	13,796.91	0.00	0.00	13,796.91	0.00
M8	2,710,000.00	6.440957	6.470000	14,060.97	14,060.97	0.00	0.00	14,124.37	0.00
B1	2,710,000.00	6.440957	7.570000	14,060.97	14,060.97	0.00	0.00	16,525.73	0.00
Totals	479,555,297.69			2,487,613.02	2,487,613.02	0.00	0.00	2,502,255.21	0.00



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

*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	881.676134617	29.317054769	3.906315096	852.359079848	5.500000
A2	362480AE5	50,426,000.00	881.676134617	29.317054769	3.948929443	852.359079848	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	134.200214817	1,000.590838801	160.945165
M1	362480AF2	8,129,000.00	1,000.000000000	0.000000000	4.527222222	1,000.000000000	5.620000
M2	362480AG0	6,503,000.00	1,000.000000000	0.000000000	4.535277778	1,000.000000000	5.630000
M3	362480AH8	4,064,000.00	1,000.000000000	0.000000000	4.543333333	1,000.000000000	5.640000
M4	362480AJ4	2,710,000.00	1,000.000000000	0.000000000	4.599722222	1,000.000000000	5.710000
M5	362480AK1	2,710,000.00	1,000.000000000	0.000000000	4.615833333	1,000.000000000	5.730000
M6	362480AL9	2,710,000.00	1,000.000000000	0.000000000	4.680277778	1,000.000000000	5.810000
M7	362480AM7	2,710,000.00	1,000.000000000	0.000000000	5.091111111	1,000.000000000	6.320000
M8	362480AN5	2,710,000.00	1,000.000000000	0.000000000	5.211944444	1,000.000000000	6.440957
B1	362480AA3	2,710,000.00	1,000.000000000	0.000000000	6.098055556	1,000.000000000	6.440957
Totals		539,222,000.00	889.346684093	27.416525921	4.640491690	861.930158191	



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

Pool Level Data			
Distribution Date			12/26/06
Cut-off Date			06/01/06
Record Date			11/30/06
Determination Date			12/15/06
LIBOR Determination Date			11/22/06
Accrual Period 30/360	Begin		11/01/06
	End		12/01/06
Number of Days in 30/360 Accrual Period			30
Accrual Period Actual Days	Begin		11/27/06
	End		12/26/06
Number of Days in Actual Accrual Period			29

### Additional Interest Rate Details

Libor Rate	5.32000%
Adjustable Net Rate Cap	6.44096%

### 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	1,473
Loans Paid Off or otherwise removed pursuant to the PSA	39
Ending Aggregate Loan Count	1,434

Beginning Pool Stated Principal Balance	482,264,947.95
Scheduled Principal	94,566.44
Unscheduled Principal	14,689,027.50
Realized Principal Losses	0.00
Ending Pool Stated Principal Balance	467,481,354.01

Beginning Weighted Average Mortgage Rate	6.75823%
Beginning Weighted Average Net Mortgage Rate	6.39319%
Ending Weighted Average Mortgage Rate	6.75275%
Ending Weighted Average Net Mortgage Rate	6.38764%

Beginning Weighted Average Remaining Term to Maturity	351
Ending Weighted Average Remaining Term to Maturity	350



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

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

Interest Received	2,703,765.66
Less: Servicing Fees	142,758.59
Less: Mortgage Insurance Premium (PMI)	329.37
Total Interest Remittance Amount	2,560,677.70

**Principal Remittance Amount**

Scheduled Principal	94,566.44
Curtailement Principal	59,927.46
Paid in Full Principal	14,629,100.04
Repurchased Principal	0.00
Liquidation Principal	0.00
Substitution Shortfall Principal	0.00
Subsequent Recoveries	0.00
Less: Non-Recoverable Principal Advances relating to Principal	0.00
Total Principal Remittance Amount	<u>14,783,593.94</u>

<b>Total Servicer Remittance</b>	<b>17,344,271.64</b>
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**GSC Capital Corp. Mortgage Trust 2006-2**

**Amounts Distributable to Certificates**

**Principal Distribution Amount**

Principal Remittance Amount	14,783,593.94
Extra Principal Distribution Amount	0.00
Transfer from Prefunding Account Month 1	0.00
Principal Distribution Amount	14,783,593.94

**Interest Funds**

Interest Remittance	2,560,677.70
Less: Trustee Fee	3,616.99
Interest Funds	2,557,060.71

**Swap Contract**

**Net Swap Payment**

**Group I**

Swap Payment Received	0.00
Portion of Net Swap Payment Received allocated to Trust	0.00
Net Swap Payment Paid	67,089.26
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	0.00
Total	0.00



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

**Servicer Advances**

Principal Advances	1,541.67
Interest Advances	99,554.36
Reimbursement for Principal & Interest Advances	0.00
Reimbursement for Nonrecoverable Advances	0.00
Total Advances	101,096.03

**Fees of the Trust**

Gross Master Servicing Fee	142,758.59
Net Master Servicing Fee	130,474.83
Trustee Fee	3,616.99
Mortgage Insurance Premium (PMI)	329.37
Total Net Loan Fees	134,421.19

**Mortgage Prepayment Details**

Principal Balance of Loans Paid in Full	14,629,100.04
Prepayment Interest Excess	0.00
Prepayment Interest Shortfall	12,283.76
Compensating Interest	12,283.76
Non-Supported Prepayment Interest Shortfall	0.00
Prepayment Charges	0.00
CPR %	31.01333%
SMM %	3.04644%

**Loan Substitution**

Aggregate Stated of Principal Balances Removed	0.00
Aggregate Stated of Principal Balance Added	0.00
Aggregate Principal Substitution Shortfall Amount	0.00





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

**Trust Accounts**

**Certificate Account**

	Beginning Balance	0.00
Deposits	Principal Payments	14,783,593.94
	Interest Payments	2,560,677.70
	Insurance, Liquidation & Subsequent Recoveries	0.00
	Compensating Interest Payments	12,283.76
	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	17,356,555.40
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>17,356,555.40</u>
	Ending Balance	0.00



The **BANK**  
of **NEW YORK**

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

**Distribution Account**

	Beginning Balance	0.00
Deposits	From the Certificate Account, Total Deposits	17,356,555.40
	Investment Income	0.00
	Portion of Net Swap Payment Received allocated to Trust	<u>0.00</u>
	Total Deposit	17,356,555.40
Withdrawals	To the trustee, the Trustee Fee	3,616.99
	To the Counterparty, the Net Swap Payment	67,089.26
	Principal and Interest Payments	17,285,849.15
	To Terminate the Distribution Account	<u>0.00</u>
	Total Withdrawals	17,356,555.40
	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	17	1.18550%	4,538,026.95	0.97074%	7	0.48815%	2,852,758.55	0.61024%	1	0.06974%	433,604.32	0.09275%

  

	Foreclosure				Bankruptcy				REO			
	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %	Loan Count	Loan Count %	Balance	Balance %
Group 1	21	1.46444%	7,715,394.85	1.65042%	0	0.00000%	0.00	0.00000%	1	0.06974%	394,464.00	0.08438%

### 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

Loan ID

Liquidation Balance

Liquidation Proceeds

Realized Loss

Date

Group 1

N/A



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

**Credit Enhancements**

**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	363,420.92
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	2.21937%
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	429,815,703.76
Class A Percentage	93.517327%	92.478888%
Class M1	8,129,000.00	8,129,000.00
Class M1 Percentage	1.507542%	1.749031%
Class M2	6,503,000.00	6,503,000.00
Class M2 Percentage	1.205997%	1.399182%
Class M3	4,064,000.00	4,064,000.00
Class M3 Percentage	0.753678%	0.874408%
Class M4	2,710,000.00	2,710,000.00
Class M4 Percentage	0.502576%	0.583082%
Class M5	2,710,000.00	2,710,000.00
Class M5 Percentage	0.502576%	0.583082%
Class M6	2,710,000.00	2,710,000.00
Class M6 Percentage	0.502576%	0.583082%
Class M7	2,710,000.00	2,710,000.00
Class M7 Percentage	0.502576%	0.583082%
Class M8	2,710,000.00	2,710,000.00
Class M8 Percentage	0.502576%	0.583082%
Class B1	2,710,000.00	2,710,000.00
Class B1 Percentage	0.502576%	0.583082%



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<u>Issuance Coupon</u>		<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
< =	5.0	0	0.000	0.00	0.000
5.0	-	48	3.347	20,835,388.82	4.457
5.5	-	148	10.321	63,949,396.28	13.680
6.0	-	314	21.897	112,154,372.30	23.991
6.5	-	413	28.801	124,323,843.85	26.594
7.0	-	293	20.432	82,942,334.18	17.742
7.5	-	193	13.459	55,654,506.68	11.905
8.0	-	22	1.534	6,513,736.97	1.393
8.5	-	3	0.209	1,107,774.93	0.237
9.0	-	0	0.000	0.00	0.000
9.5	-	0	0.000	0.00	0.000
10.0	-	0	0.000	0.00	0.000
10.5	-	0	0.000	0.00	0.000
11.0	-	0	0.000	0.00	0.000
11.5	-	0	0.000	0.00	0.000
12.0	-	0	0.000	0.00	0.000
>	12.5	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>		<b>1434</b>	<b>100.000</b>	<b>467,481,354.01</b>	<b>100.000</b>

<u>Update Face</u>		<u>Number of Items</u>	<u>Percent of Items</u>	<u>Principal Balance</u>	<u>Percent of Balance</u>
< =	0.00	0	0.000	0.00	0.000
0.00	-	0	0.000	0.00	0.000
25,000.00	-	1	0.070	40,633.74	0.009
50,000.00	-	1	0.070	60,000.00	0.013
75,000.00	-	1	0.070	85,476.40	0.018
100,000.00	-	33	2.301	3,728,627.86	0.798
125,000.00	-	63	4.393	8,736,373.41	1.869
150,000.00	-	143	9.972	23,208,670.81	4.965
175,000.00	-	119	8.298	22,352,234.74	4.781
200,000.00	-	141	9.833	30,123,349.89	6.444
225,000.00	-	116	8.089	27,570,177.71	5.898
250,000.00	-	98	6.834	25,680,647.56	5.493
275,000.00	-	104	7.252	29,969,390.74	6.411
300,000.00	-	72	5.021	22,599,929.54	4.834
325,000.00	-	62	4.324	21,035,547.22	4.500
350,000.00	-	55	3.835	19,996,117.30	4.277
375,000.00	-	58	4.045	22,592,161.56	4.833
400,000.00	-	40	2.789	16,523,215.44	3.535
425,000.00	-	43	2.999	18,821,656.63	4.026
450,000.00	-	32	2.232	14,721,510.98	3.149
475,000.00	-	36	2.510	17,605,482.58	3.766
500,000.00	-	36	2.510	18,543,041.52	3.967
525,000.00	-	17	1.185	9,091,066.76	1.945
550,000.00	-	26	1.813	14,572,467.44	3.117
575,000.00	-	25	1.743	14,785,344.06	3.163
600,000.00	-	17	1.185	10,438,857.44	2.233
625,000.00	-	22	1.534	14,112,973.44	3.019



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
650,000.00	-	675,000.00	8	0.558	5,301,424.99	1.134
675,000.00	-	700,000.00	9	0.628	6,177,264.81	1.321
700,000.00	-	725,000.00	4	0.279	2,851,510.15	0.610
725,000.00	-	750,000.00	6	0.418	4,400,250.52	0.941
750,000.00	-	775,000.00	4	0.279	3,057,822.75	0.654
775,000.00	-	800,000.00	5	0.349	3,967,744.75	0.849
>		800,000.00	37	2.580	34,730,381.27	7.429
<b>Wgt Ave / Total:</b>			<b>1434</b>	<b>100.000</b>	<b>467,481,354.01</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	1434	100.000	467,481,354.01	100.000
>		360	0	0.000	0.00	0.000
<b>Wgt Ave / Total:</b>			<b>1434</b>	<b>100.000</b>	<b>467,481,354.01</b>	<b>100.000</b>