



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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

Administrator:

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nick.xeros@abnamro.com

ABN AMRO Acct: 723998.1
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Analyst:

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Parties to The Transaction

Depositor Morgan Stanley Capital I Inc.
Master Servicer Wells Fargo Bank, National Association
Rating Agency Standard & Poor's Rating Services/Fitch Ratings
Special Servicer J.E. Robert Company, Inc
Trustee HSBC Bank USA
Underwriter Morgan Stanley & Co. Incorporated/LaSalle Financial Services, Inc./Merril Lynch, Pierce, Fenner & Smith Inc./Greenwich Capital Markets, Inc.

Information is available for this issue from the following sources

LaSalle Web Site	www.etrustee.net
Servicer Web Site	www.wellsfargo.com/cms
LaSalle Factor Line	800.246.5761



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WAC: 5.959256%
 WAMM: 150
 Current Index: 5.320000%
 Next Index: 5.350000%

REMIC III
ABN AMRO Acct: 723998.1

Class	Original Face Value (1)	Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
A-1 61750CAA5	104,300,000.00	101,853,683.65 976.545384947	905,013.10 8.677019175	0.00 0.000000000	0.00 0.000000000	100,948,670.55 967.868365772	465,980.60 4.467695110	0.00 0.000000000	5.4900000000% Fixed
A-1A 61750CAB3	164,666,000.00	164,526,863.13 999.155035830	53,025.28 0.322017174	0.00 0.000000000	0.00 0.000000000	164,473,837.85 998.833018656	785,341.56 4.769300038	0.00 0.000000000	5.7280000000%
A-2 61750CAC1	92,900,000.00	92,900,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	92,900,000.00 1000.000000000	434,926.83 4.681666631	0.00 0.000000000	5.6180000000% Fixed
A-3 61750CAD9	215,000,000.00	215,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	215,000,000.00 1000.000000000	1,023,400.00 4.760000000	0.00 0.000000000	5.7120000000% Fixed
A-AB 61750CAE7	84,600,000.00	84,600,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	84,600,000.00 1000.000000000	400,792.50 4.737500000	0.00 0.000000000	5.6850000000% Fixed
A-4 61750CAF4	784,200,000.00	784,200,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	784,200,000.00 1000.000000000	3,745,208.50 4.775833333	0.00 0.000000000	5.7310000000%
A-M 61750CAG2	256,524,000.00	256,524,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	256,524,000.00 1000.000000000	1,234,094.21 4.810833333	0.00 0.000000000	5.7730000000%
A-J 61750CAH0	202,012,000.00	202,012,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	202,012,000.00 1000.000000000	975,212.93 4.827500000	0.00 0.000000000	5.7930000000%
B 61750CAJ6	19,240,000.00	19,240,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	19,240,000.00 1000.000000000	93,506.40 4.860000000	0.00 0.000000000	5.8320000000%
C 61750CAK3	35,272,000.00	35,272,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	35,272,000.00 1000.000000000	171,715.85 4.868333239	0.00 0.000000000	5.8420000000%
D 61750CAL1	28,859,000.00	28,859,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	28,859,000.00 1000.000000000	140,976.22 4.885000173	0.00 0.000000000	5.8620000000%
E 61750CAM9	22,445,000.00	22,445,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	22,445,000.00 1000.000000000	110,391.99 4.918333259	0.00 0.000000000	5.9020000000%
F 61750CAN7	25,653,000.00	25,653,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	25,653,000.00 1000.000000000	126,597.56 4.935000195	0.00 0.000000000	5.9220000000%
G 61750CAS6/U6177WAD2	25,652,000.00	25,652,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	25,652,000.00 1000.000000000	126,138.82 4.917309372	0.00 0.000000000	5.9007711483%
H 61750CAT4/U6177WAE0	28,859,000.00	28,859,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	28,859,000.00 1000.000000000	142,750.35 4.946475969	0.00 0.000000000	5.9357711483%
J 61750CAU1/U6177WAF7	32,066,000.00	32,066,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	32,066,000.00 1000.000000000	158,613.70 4.946476018	0.00 0.000000000	5.9357711483%
K 61750CAV9/U6177WAG5	25,652,000.00	25,652,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	25,652,000.00 1000.000000000	126,887.00 4.946475908	0.00 0.000000000	5.9357711483%

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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REMIC III
ABN AMRO Acct: 723998.1

Class	Original Face Value (1)	Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
L 61750CAW7/U6177WAH3	9,620,000.00	9,620,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	9,620,000.00 1000.000000000	43,410.25 4.512500000	0.00 0.000000000	5.415000000%
M 61750CAX5/U6177WAJ9	3,206,000.00	3,206,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	3,206,000.00 1000.000000000	14,467.08 4.512501560	0.00 0.000000000	5.415000000%
N 61750CAY3/U6177WAK6	9,620,000.00	9,620,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	9,620,000.00 1000.000000000	43,410.25 4.512500000	0.00 0.000000000	5.415000000%
O 61750CAZ0/U6177WAL4	6,413,000.00	6,413,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	6,413,000.00 1000.000000000	28,938.66 4.512499610	0.00 0.000000000	5.415000000%
P 61750CBA4/U6177WAM2	3,206,000.00	3,206,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	3,206,000.00 1000.000000000	14,467.08 4.512501560	0.00 0.000000000	5.415000000%
Q 61750CBB2/U6177WAN0	9,620,000.00	9,620,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	9,620,000.00 1000.000000000	43,410.25 4.512500000	0.00 0.000000000	5.415000000%
S 61750CBC0/U6177WAP5	25,652,893.00	25,652,893.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	25,652,893.00 1000.000000000	115,758.68 4.512500013	0.00 0.000000000	5.415000000%
T 61750CBD8	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
DP 61750CBE6	18,500,000.00	18,500,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	18,500,000.00 1000.000000000	77,732.68 4.201766486	0.00 0.000000000	5.042120000%
ST-A 61750CBF3	433,462.00	433,462.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	433,462.00 1000.000000000	2,232.48 5.150347666	0.00 0.000000000	6.180420000%
ST-B 61750CBG1	2,917,959.00	2,917,959.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,917,959.00 1000.000000000	15,028.51 5.150349954	0.00 0.000000000	6.180420000%
ST-C 61750CBH9	1,075,037.00	1,075,037.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,075,037.00 1000.000000000	5,536.82 5.150352965	0.00 0.000000000	6.180420000%
ST-D 61750CBJ5	2,329,248.00	2,329,248.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,329,248.00 1000.000000000	11,996.44 5.150348954	0.00 0.000000000	6.180420000%
ST-E 61750CBK2	1,264,449.00	1,264,449.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,264,449.00 1000.000000000	6,512.35 5.150346119	0.00 0.000000000	6.180420000%
ST-F 61750CBL0	9,979,845.00	9,979,845.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	9,979,845.00 1000.000000000	51,399.69 5.150349529	0.00 0.000000000	6.180420000%
X 61750CAP2/U6177WAA8	2,565,237,893.00 N	2,562,652,439.78 998.992119512	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,561,694,401.40 998.618649908	438,159.75 0.170806673	0.00 0.000000000	0.2051748005%
X-MP 61750CAQ0/U6177WAB6	42,700,000.00 N	42,393,906.80 992.831540984	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	42,278,969.90 990.139810304	3,532.83 0.082736066	0.00 0.000000000	0.1000000000%

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Class	Original Face Value (1)		Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP			Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
X-RC 61750CAR8/U6177WAC4	7,600,000.00	N	7,310,947.68 961.966800000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	7,208,211.23 948.448846053	609.25 0.080164474	0.00 0.000000000	0.1000000000%
R-I 9ABS57436	0.00		0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
R-II 9ABS57444	0.00		0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
R-III 9ABS57451	0.00		0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
Total	2,251,737,893.00		2,249,152,439.78	958,038.38	0.00	0.00	2,248,194,401.40	11,179,138.07	0.00	

Total P&I Payment	12,137,176.45
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Grantor Trust - A-4FL
ABN AMRO Acct: 723998.1

Class	Original Face Value (1)	Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
A-4FL 61750CBM8	350,000,000.00	350,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	350,000,000.00 1000.000000000	1,594,687.50 4.556250000	0.00 0.000000000	5.4675000000% 5.4975000000%
Total	350,000,000.00	350,000,000.00	0.00	0.00	0.00	350,000,000.00	1,594,687.50	0.00	
Total P&I Payment							1,594,687.50		

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ABN AMRO Acct: 723998.1
Cash Reconciliation Summary

Interest Summary	
Current Scheduled Interest	12,834,984.89
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	72,295.66
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	12,907,280.55
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(54,694.79)
Less Fee Strips Paid by Servicer	0.00

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

Total Interest Due Trust	12,852,585.76
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(486.35)
Fee Strips	(1,419.68)
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,906.03)

Total Interest Due Certs	12,850,679.74
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	947,567.78
Advanced Scheduled Principal	10,470.55
Scheduled Principal	958,038.33
Unscheduled Principal:	
Curtailments	0.05
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.05
Remittance Principal	958,038.38

Remittance P&I Due Trust	13,810,624.14
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Remittance P&I Due Certs	13,808,718.12
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Pool Balance Summary		
	Balance	Count
Beginning Pool	2,599,152,440.12	217
Scheduled Principal	958,038.33	0
Unscheduled Principal	0.05	0
Deferred Interest	0.00	0
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	2,598,194,401.74	217

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

Servicing Fee Summary	
Current Servicing Fees	54,694.79
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	231.07
Total Servicing Fees	54,925.86

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	159.31

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

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	11,771.52	85,515.43
Plus Current Period	10,470.55	72,295.66
Less Recovered	(11,771.52)	(85,515.43)
Less Non Recovered	0.00	0.00
Ending Outstanding	10,470.55	72,295.66

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Cash Reconciliation Summary Loan Group 1

Interest Summary	
Current Scheduled Interest	11,860,113.14
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	41,806.73
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	11,901,919.86
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(49,043.42)
Less Fee Strips Paid by Servicer	0.00

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

Total Interest Due Trust	11,852,876.44
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(448.73)
Fee Strips	(1,309.88)
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,758.61)

Total Interest Due Certs	11,851,117.83
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	901,298.45
Advanced Scheduled Principal	3,714.60
Scheduled Principal	905,013.05
Unscheduled Principal:	
Curtailments	0.05
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.05
Remittance Principal	905,013.10

Remittance P&I Due Trust	12,757,889.54
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Remittance P&I Due Certs	12,756,130.93
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Pool Balance Summary		
	Balance	Count
Beginning Pool	2,398,125,257.58	182
Scheduled Principal	905,013.05	0
Unscheduled Principal	0.05	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	2,397,220,244.48	182

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

Servicing Fee Summary	
Current Servicing Fees	49,043.42
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	125.98
Total Servicing Fees	49,169.40

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

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

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	6,063.98	53,981.69
Plus Current Period	3,714.60	41,806.73
Less Recovered	(6,063.98)	(53,981.69)
Less Non Recovered	0.00	0.00
Ending Outstanding	3,714.60	41,806.73

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Cash Reconciliation Summary Loan Group 2

Interest Summary	
Current Scheduled Interest	803,801.83
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	30,488.94
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	834,290.77
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(5,047.20)
Less Fee Strips Paid by Servicer	0.00

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

Total Interest Due Trust	829,243.57
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(30.79)
Fee Strips	(89.87)
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(120.65)

Total Interest Due Certs	829,122.92
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	46,269.33
Advanced Scheduled Principal	6,755.95
Scheduled Principal	53,025.28
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	53,025.28

Remittance P&I Due Trust	882,268.85
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Remittance P&I Due Certs	882,148.20
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Pool Balance Summary		
	Balance	Count
Beginning Pool	164,527,182.54	33
Scheduled Principal	53,025.28	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	164,474,157.26	33

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

Servicing Fee Summary	
Current Servicing Fees	5,047.20
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	105.09
Total Servicing Fees	5,152.29

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

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

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	5,707.54	31,533.74
Plus Current Period	6,755.95	30,488.94
Less Recovered	(5,707.54)	(31,533.74)
Less Non Recovered	0.00	0.00
Ending Outstanding	6,755.95	30,488.94

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1

Cash Reconciliation Summary Non-Pooled DCT Industrial Portfolio C Note

Interest Summary	
Current Scheduled Interest	77,900.42
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	0.00
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	77,900.42
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(154.17)
Less Fee Strips Paid by Servicer	0.00

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

Total Interest Due Trust	77,746.25
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(3.46)
Fee Strips	(10.10)
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(13.57)

Total Interest Due Certs	77,732.68
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	0.00
Advanced Scheduled Principal	0.00
Scheduled Principal	0.00
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	0.00

Remittance P&I Due Trust	77,746.25
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Remittance P&I Due Certs	77,732.68
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Pool Balance Summary		
	Balance	Count
Beginning Pool	18,500,000.00	1
Scheduled Principal	0.00	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	18,500,000.00	1

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

Servicing Fee Summary	
Current Servicing Fees	154.17
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	154.17

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	159.31

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

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	0.00	0.00
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	0.00

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1

Cash Reconciliation Summary Non-Pooled 633 17th St B Note

Interest Summary	
Current Scheduled Interest	93,169.50
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	0.00
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	93,169.50
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(450.00)
Less Fee Strips Paid by Servicer	0.00

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

Total Interest Due Trust	92,719.50
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(3.37)
Fee Strips	(9.83)
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(13.20)

Total Interest Due Certs	92,706.30
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	0.00
Advanced Scheduled Principal	0.00
Scheduled Principal	0.00
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	0.00

Remittance P&I Due Trust	92,719.50
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Remittance P&I Due Certs	92,706.30
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Pool Balance Summary		
	Balance	Count
Beginning Pool	18,000,000.00	1
Scheduled Principal	0.00	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	18,000,000.00	1

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

Servicing Fee Summary	
Current Servicing Fees	450.00
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	450.00

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

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

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	0.00	0.00
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	0.00

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
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	0.00
ASER Interest Advance Reduction	0.00
Interest Not Advanced (Current Period)	0.00
Recoup of Prior Advances by Servicer	0.00
Servicing Fees Paid Servicer on Loans Not Advanced	0.00
Misc. Fees & Expenses Paid by Trust	0.00
Shortfall Due to Rate Modification	0.00
Other Interest Loss	0.00
Total Shortfall Allocated to the Bonds	0.00

Excess Allocated to the Bonds:

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

Aggregate Interest Adjustment Allocated to the Bonds

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
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	101,853,683.65	5.490000%	465,980.60	0.00	0.00	465,980.60	465,980.60	0.00	0.00	30.00%	30.04%
A-1A	30/360	30	164,526,863.13	5.728000%	785,341.56	0.00	0.00	785,341.56	785,341.56	0.00	0.00	30.00%	30.04%
A-2	30/360	30	92,900,000.00	5.618000%	434,926.83	0.00	0.00	434,926.83	434,926.83	0.00	0.00	30.00%	30.04%
A-3	30/360	30	215,000,000.00	5.712000%	1,023,400.00	0.00	0.00	1,023,400.00	1,023,400.00	0.00	0.00	30.00%	30.04%
A-AB	30/360	30	84,600,000.00	5.685000%	400,792.50	0.00	0.00	400,792.50	400,792.50	0.00	0.00	30.00%	30.04%
A-4	30/360	30	784,200,000.00	5.731000%	3,745,208.50	0.00	0.00	3,745,208.50	3,745,208.50	0.00	0.00	30.00%	30.04%
A-M	30/360	30	256,524,000.00	5.773000%	1,234,094.21	0.00	0.00	1,234,094.21	1,234,094.21	0.00	0.00	20.00%	20.03%
A-J	30/360	30	202,012,000.00	5.793000%	975,212.93	0.00	0.00	975,212.93	975,212.93	0.00	0.00	12.13%	12.14%
B	30/360	30	19,240,000.00	5.832000%	93,506.40	0.00	0.00	93,506.40	93,506.40	0.00	0.00	11.38%	11.39%
C	30/360	30	35,272,000.00	5.842000%	171,715.85	0.00	0.00	171,715.85	171,715.85	0.00	0.00	10.00%	10.01%
D	30/360	30	28,859,000.00	5.862000%	140,976.22	0.00	0.00	140,976.22	140,976.22	0.00	0.00	8.88%	8.89%
E	30/360	30	22,445,000.00	5.902000%	110,391.99	0.00	0.00	110,391.99	110,391.99	0.00	0.00	8.00%	8.01%
F	30/360	30	25,653,000.00	5.922000%	126,597.56	0.00	0.00	126,597.56	126,597.56	0.00	0.00	7.00%	7.01%
G	30/360	30	25,652,000.00	5.900771%	126,138.82	0.00	0.00	126,138.82	126,138.82	0.00	0.00	6.00%	6.01%
H	30/360	30	28,859,000.00	5.935771%	142,750.35	0.00	0.00	142,750.35	142,750.35	0.00	0.00	4.88%	4.88%
J	30/360	30	32,066,000.00	5.935771%	158,613.70	0.00	0.00	158,613.70	158,613.70	0.00	0.00	3.63%	3.63%
K	30/360	30	25,652,000.00	5.935771%	126,887.00	0.00	0.00	126,887.00	126,887.00	0.00	0.00	2.63%	2.63%
L	30/360	30	9,620,000.00	5.415000%	43,410.25	0.00	0.00	43,410.25	43,410.25	0.00	0.00	2.25%	2.25%
M	30/360	30	3,206,000.00	5.415000%	14,467.08	0.00	0.00	14,467.08	14,467.08	0.00	0.00	2.13%	2.13%
N	30/360	30	9,620,000.00	5.415000%	43,410.25	0.00	0.00	43,410.25	43,410.25	0.00	0.00	1.75%	1.75%
O	30/360	30	6,413,000.00	5.415000%	28,938.66	0.00	0.00	28,938.66	28,938.66	0.00	0.00	1.50%	1.50%
P	30/360	30	3,206,000.00	5.415000%	14,467.08	0.00	0.00	14,467.08	14,467.08	0.00	0.00	1.38%	1.38%
Q	30/360	30	9,620,000.00	5.415000%	43,410.25	0.00	0.00	43,410.25	43,410.25	0.00	0.00	1.00%	1.00%
S	30/360	30	25,652,893.00	5.415000%	115,758.68	0.00	0.00	115,758.68	115,758.68	0.00	0.00	0.00%	0.00%
X	30/360	30	2,562,652,439.78	0.205175%	438,159.75	0.00	0.00	438,159.75	438,159.75	0.00	0.00	NA	NA

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
 Payment Date: 14-Dec-06
 Prior Payment: 14-Nov-06
 Next Payment: 12-Jan-07
 Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
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)
X-MP	30/360	30	42,393,906.80	0.100000%	3,532.83	0.00	0.00	3,532.83	3,532.83	0.00	0.00	NA	NA
X-RC	30/360	30	7,310,947.68	0.100000%	609.25	0.00	0.00	609.25	609.25	0.00	0.00	NA	NA
T			0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
A-4FL	Act/360	30	350,000,000.00	5.467500%	1,594,687.50	0.00	0.00	1,594,687.50	1,594,687.50	0.00	0.00	30.00%	30.04%
DP	30/360	30	18,500,000.00	5.042120%	77,732.68	0.00	0.00	77,732.68	77,732.68	0.00	0.00	NA	NA
ST-A	30/360	30	433,462.00	6.180420%	2,232.48	0.00	0.00	2,232.48	2,232.48	0.00	0.00	NA	NA
ST-B	30/360	30	2,917,959.00	6.180420%	15,028.51	0.00	0.00	15,028.51	15,028.51	0.00	0.00	NA	NA
ST-C	30/360	30	1,075,037.00	6.180420%	5,536.82	0.00	0.00	5,536.82	5,536.82	0.00	0.00	NA	NA
ST-D	30/360	30	2,329,248.00	6.180420%	11,996.44	0.00	0.00	11,996.44	11,996.44	0.00	0.00	NA	NA
ST-E	30/360	30	1,264,449.00	6.180420%	6,512.35	0.00	0.00	6,512.35	6,512.35	0.00	0.00	NA	NA
ST-F	30/360	30	9,979,845.00	6.180420%	51,399.69	0.00	0.00	51,399.69	51,399.69	0.00	0.00	NA	NA
					12,773,825.57	0.00	0.00	12,773,825.57	12,773,825.57	0.00	0.00		

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
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	465,980.60	465,980.60
A-1A	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	785,341.56	785,341.56
A-2	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	434,926.83	434,926.83
A-3	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,023,400.00	1,023,400.00
A-AB	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400,792.50	400,792.50
A-4	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,745,208.50	3,745,208.50
A-M	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,234,094.21	1,234,094.21
A-J	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	975,212.93	975,212.93
B	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93,506.40	93,506.40
C	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	171,715.85	171,715.85
D	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140,976.22	140,976.22
E	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110,391.99	110,391.99
F	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126,597.56	126,597.56
G	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126,138.82	126,138.82
H	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	142,750.35	142,750.35
J	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158,613.70	158,613.70
K	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126,887.00	126,887.00
L	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43,410.25	43,410.25
M	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,467.08	14,467.08
N	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43,410.25	43,410.25
O	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,938.66	28,938.66
P	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,467.08	14,467.08
Q	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43,410.25	43,410.25
S	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	115,758.68	115,758.68
X	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	438,159.75	438,159.75

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
 Payment Date: 14-Dec-06
 Prior Payment: 14-Nov-06
 Next Payment: 12-Jan-07
 Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
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		
X-MP	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,532.83	3,532.83
X-RC	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	609.25	609.25
T	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
A-4FL	14-Nov-2006	14-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,594,687.50	1,594,687.50
DP	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77,732.68	77,732.68
ST-A	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,232.48	2,232.48
ST-B	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,028.51	15,028.51
ST-C	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,536.82	5,536.82
ST-D	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,996.44	11,996.44
ST-E	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,512.35	6,512.35
ST-F	1-Nov-2006	1-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51,399.69	51,399.69
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,773,825.57	12,773,825.57

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



Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
 Payment Date: 14-Dec-06
 Prior Payment: 14-Nov-06
 Next Payment: 12-Jan-07
 Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
Bond Principal Reconciliation

Class	Original Class Balance	Beginning Class Balance	Additions				Losses			Ending Class Balance	Rated Final Maturity	Credit Support	
			Scheduled Principal Payment	Unscheduled Principal Payment	Extra Principal Payment Amt	Prior Loss Reimburs.	Current Losses	Cumulative Losses	Interest on Losses			Original	Current
A-1	104,300,000.00	101,853,683.65	905,013.10	0.00	0.00	0.00	0.00	0.00	0.00	100,948,670.55	7/14/2044	30.00%	30.04%
A-1A	164,666,000.00	164,526,863.13	53,025.28	0.00	0.00	0.00	0.00	0.00	0.00	164,473,837.85	7/14/2044	30.00%	30.04%
A-2	92,900,000.00	92,900,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	92,900,000.00	7/14/2044	30.00%	30.04%
A-3	215,000,000.00	215,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	215,000,000.00	7/14/2044	30.00%	30.04%
A-AB	84,600,000.00	84,600,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84,600,000.00	7/14/2044	30.00%	30.04%
A-4	784,200,000.00	784,200,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	784,200,000.00	7/14/2044	30.00%	30.04%
A-M	256,524,000.00	256,524,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	256,524,000.00	7/14/2044	20.00%	20.03%
A-J	202,012,000.00	202,012,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	202,012,000.00	7/14/2044	12.13%	12.14%
B	19,240,000.00	19,240,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,240,000.00	7/14/2044	11.38%	11.39%
C	35,272,000.00	35,272,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,272,000.00	7/14/2044	10.00%	10.01%
D	28,859,000.00	28,859,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,859,000.00	7/14/2044	8.88%	8.89%
E	22,445,000.00	22,445,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,445,000.00	7/14/2044	8.00%	8.01%
F	25,653,000.00	25,653,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,653,000.00	7/14/2044	7.00%	7.01%
G	25,652,000.00	25,652,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,652,000.00	7/14/2044	6.00%	6.01%
H	28,859,000.00	28,859,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,859,000.00	7/14/2044	4.88%	4.88%
J	32,066,000.00	32,066,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,066,000.00	7/14/2044	3.63%	3.63%
K	25,652,000.00	25,652,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,652,000.00	7/14/2044	2.63%	2.63%
L	9,620,000.00	9,620,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,620,000.00	7/14/2044	2.25%	2.25%
M	3,206,000.00	3,206,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,206,000.00	7/14/2044	2.13%	2.13%
N	9,620,000.00	9,620,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,620,000.00	7/14/2044	1.75%	1.75%
O	6,413,000.00	6,413,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,413,000.00	7/14/2044	1.50%	1.50%
P	3,206,000.00	3,206,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,206,000.00	7/14/2044	1.38%	1.38%
Q	9,620,000.00	9,620,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,620,000.00	7/14/2044	1.00%	1.00%
S	25,652,893.00	25,652,893.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,652,893.00	7/14/2044	0.00%	0.00%

Statement Date:	14-Dec-06
Payment Date:	14-Dec-06
Prior Payment:	14-Nov-06
Next Payment:	12-Jan-07
Record Date:	30-Nov-06

ABN AMRO Acct: 723998.1
Bond Principal Reconciliation

[illegible]

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
A-1	61750CAA5	AAA	NR	AAA			
A-1A	61750CAB3	AAA	NR	AAA			
A-2	61750CAC1	AAA	NR	AAA			
A-3	61750CAD9	AAA	NR	AAA			
A-AB	61750CAE7	AAA	NR	AAA			
A-4	61750CAF4	AAA	NR	AAA			
A-M	61750CAG2	AAA	NR	AAA			
A-J	61750CAH0	AAA	NR	AAA			
X	61750CAP2	AAA	NR	AAA			
X-MP	61750CAQ0	AAA	NR	AAA			
X-RC	61750CAR8	AAA	NR	AAA			
B	61750CAJ6	AA+	NR	AA+			
C	61750CAK3	AA	NR	AA			
D	61750CAL1	AA-	NR	AA-			
E	61750CAM9	A+	NR	A+			
F	61750CAN7	A	NR	A			
G	61750CAS6	A-	NR	A-			
H	61750CAT4	BBB+	NR	BBB+			
J	61750CAU1	BBB	NR	BBB			
K	61750CAV9	BBB-	NR	BBB-			
L	61750CAW7	BB+	NR	BB+			
M	61750CAX5	BB	NR	BB			

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

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
N	61750CAY3	BB-	NR	BB-			
O	61750CAZ0	B+	NR	B+			
P	61750CBA4	B	NR	B			
Q	61750CBB2	B-	NR	B-			
S	61750CBC0	NR	NR	NR			
T	61750CBD8	NR	NR	NR			
A-4FL	61750CBM8	AAA	NR	AAA			
DP	61750CBE6	NR	NR	NR			
ST-A	61750CBF3	NR	NR	NR			
ST-B	61750CBG1	NR	NR	NR			
ST-C	61750CBH9	NR	NR	NR			
ST-D	61750CBJ5	NR	NR	NR			
ST-E	61750CBK2	NR	NR	NR			
ST-F	61750CBL0	NR	NR	NR			

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

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date:	14-Dec-06
Payment Date:	14-Dec-06
Prior Payment:	14-Nov-06
Next Payment:	12-Jan-07
Record Date:	30-Nov-06

ABN AMRO Acct: 723998.1
Other Related Information

SWAP Payments					
		Notional	Rate	Amount	
Class A-4FL	Fixed Payer:	350,000,000.00	5.73100%	1,671,541.67	
	Float Payer:	350,000,000.00	5.46750%	1,594,687.50	
SWAP Contract					
	Amount Received	Amount Paid	Yield Maintenance Prepayment Premiums Paid	Shortfall Amount	Special Payment Amount
Class A-4FL	0.00	76,854.17	0.00	0.00	

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
 Payment Date: 14-Dec-06
 Prior Payment: 14-Nov-06
 Next Payment: 12-Jan-07
 Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
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
12/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
11/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
10/16/2006	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%
9/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
 Payment Date: 14-Dec-06
 Prior Payment: 14-Nov-06
 Next Payment: 12-Jan-07
 Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Loan Group 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
12/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
11/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
10/16/2006	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%
9/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
 Payment Date: 14-Dec-06
 Prior Payment: 14-Nov-06
 Next Payment: 12-Jan-07
 Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Loan Group 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
12/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
11/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
10/16/2006	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%
9/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
 Payment Date: 14-Dec-06
 Prior Payment: 14-Nov-06
 Next Payment: 12-Jan-07
 Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Non-Pooled DCT Industrial Portfolio C Note

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
12/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
11/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
10/16/2006	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%
9/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
 Payment Date: 14-Dec-06
 Prior Payment: 14-Nov-06
 Next Payment: 12-Jan-07
 Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Non-Pooled 633 17th St B Note

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
12/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
11/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
10/16/2006	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%
9/14/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
 Payment Date: 14-Dec-06
 Prior Payment: 14-Nov-06
 Next Payment: 12-Jan-07
 Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1

Delinquent Loan Detail

Disclosure Control #	Paid Thru Date	Current P&I Advance	Outstanding P&I Advances**	Out. Property Protection Advances	Loan Status Code (1)	Special Servicer Transfer Date	Foreclosure Date	Bankruptcy Date	REO Date
94	1-Nov-06	24,079.75	24,079.75	0.00	B				
112	1-Nov-06	23,659.23	23,659.23	0.00	A				
151	1-Nov-06	21,441.58	21,441.58	0.00	A				
180	1-Nov-06	13,585.66	13,585.66	0.00	B				

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HO9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
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
14-Dec-06	217	2,598,194,402	0	0	0	0	0	0	0	0	0	0	150	192	5.96%	5.93%
	102.84%	101.28%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
14-Nov-06	217	2,599,152,440	0	0	0	0	0	0	0	0	0	0	151	192	6.16%	6.13%
	102.84%	101.32%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
16-Oct-06	217	2,599,976,957	0	0	0	0	0	0	0	0	0	0	152	193	5.96%	5.93%
	102.84%	101.35%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
14-Sep-06	217	2,600,922,492	0	0	0	0	0	0	0	0	0	0	153	194	6.16%	6.13%
	102.84%	101.39%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HO9

Statement Date: 14-Dec-06
 Payment Date: 14-Dec-06
 Prior Payment: 14-Nov-06
 Next Payment: 12-Jan-07
 Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Loan Group 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
14-Dec-06	182	2,397,220,244	0	0	0	0	0	0	0	0	0	0	124	247	5.96%	5.93%
	86.26%	93.45%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
14-Nov-06	182	2,398,125,258	0	0	0	0	0	0	0	0	0	0	125	248	6.15%	6.13%
	86.26%	93.49%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
16-Oct-06	182	2,398,906,219	0	0	0	0	0	0	0	0	0	0	126	249	5.96%	5.93%
	86.26%	93.52%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
14-Sep-06	182	2,399,799,221	0	0	0	0	0	0	0	0	0	0	127	249	6.15%	6.13%
	86.26%	93.55%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HO9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Loan Group 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
14-Dec-06	33	164,474,157	0	0	0	0	0	0	0	0	0	0	126	355	6.09%	6.05%
	15.64%	6.41%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
14-Nov-06	33	164,527,183	0	0	0	0	0	0	0	0	0	0	127	356	6.29%	6.25%
	15.64%	6.41%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
16-Oct-06	33	164,570,739	0	0	0	0	0	0	0	0	0	0	128	357	6.09%	6.05%
	15.64%	6.42%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
14-Sep-06	33	164,623,270	0	0	0	0	0	0	0	0	0	0	129	358	6.29%	6.25%
	15.64%	6.42%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

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

***Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HO9***

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1

***Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Non-Pooled DCT Industrial Portfolio C Note***

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
14-Dec-06	1	18,500,000	0	0	0	0	0	0	0	0	0	0	351		5.05%	5.04%
	0.47%	0.72%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
14-Nov-06	1	18,500,000	0	0	0	0	0	0	0	0	0	0	352		5.22%	5.21%
	0.47%	0.72%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
16-Oct-06	1	18,500,000	0	0	0	0	0	0	0	0	0	0	353		5.05%	5.04%
	0.47%	0.72%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
14-Sep-06	1	18,500,000	0	0	0	0	0	0	0	0	0	0	354		5.22%	5.21%
	0.47%	0.72%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HO9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Non-Pooled 633 17th St B Note

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
14-Dec-06	1	18,000,000	0	0	0	0	0	0	0	0	0	0	109	116	6.21%	6.18%
	0.47%	0.70%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
14-Nov-06	1	18,000,000	0	0	0	0	0	0	0	0	0	0	110	117	6.21%	6.18%
	0.47%	0.70%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
16-Oct-06	1	18,000,000	0	0	0	0	0	0	0	0	0	0	111	118	6.21%	6.18%
	0.47%	0.70%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
14-Sep-06	1	18,000,000	0	0	0	0	0	0	0	0	0	0	112	119	6.21%	6.18%
	0.47%	0.70%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
Mortgage Loan Characteristics

Distribution of Principal Balances

Current Scheduled Balance	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
1 to 20,000,001	190	973,847,482	37.48%	135	5.96%	0.00
20,000,001 to 40,000,001	13	361,773,231	13.92%	121	6.03%	0.00
40,000,001 to 60,000,001	7	350,952,230	13.51%	184	6.01%	0.00
60,000,001 to 80,000,001	2	145,000,000	5.58%	97	6.14%	0.00
80,000,001 to 100,000,001	1	90,000,000	3.46%	78	5.95%	0.00
100,000,001 to 120,000,001	1	109,371,458	4.21%	114	5.86%	0.00
120,000,001 to 140,000,001	0	0	0.00%	0	0.00%	0.00
140,000,001 to 160,000,001	1	142,250,000	5.47%	476	6.18%	0.00
160,000,001 to 180,000,001	0	0	0.00%	0	0.00%	0.00
180,000,001 to 200,000,001	1	200,000,000	7.70%	114	5.24%	0.00
200,000,001 to 220,000,001	0	0	0.00%	0	0.00%	0.00
220,000,001 to 240,000,001	1	225,000,000	8.66%	115	6.19%	0.00
240,000,001 & Above	0	0	0.00%	0	0.00%	0.00
217 2,598,194,402 100.00%						

Average Schedule Balance 11,973,246
Maximum Schedule Balance 225,000,000
Minimum Schedule Balance 867,790

Distribution of Remaining Term (Fully Amortizing)

Fully Amortizing Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
1 to 61	0	0	0.00%	0	0.00%	0.00
62 to 121	0	0	0.00%	0	0.00%	0.00
122 to 181	0	0	0.00%	0	0.00%	0.00
182 to 241	0	0	0.00%	0	0.00%	0.00
242 & 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
0.000% to 1.250%	0	0	0.00%	0	0.00%	0.00
1.251% to 2.500%	0	0	0.00%	0	0.00%	0.00
2.501% to 3.750%	0	0	0.00%	0	0.00%	0.00
3.751% to 5.000%	0	0	0.00%	0	0.00%	0.00
5.001% to 6.250%	155	2,076,308,203	79.91%	149	5.85%	0.00
6.251% & Above	62	521,886,198	20.09%	151	6.39%	0.00
217 2,598,194,402 100.00%						

Minimum Mortgage Interest Rate 5.053%
Maximum Mortgage Interest Rate 7.150%

Distribution of Remaining Term (Balloon)

Balloon Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
1 to 61	4	60,723,419	2.34%	54	5.97%	0.00
62 to 121	197	2,125,827,613	81.82%	110	5.93%	0.00
122 to 181	3	32,623,157	1.26%	162	6.40%	0.00
182 to 241	3	35,391,829	1.36%	235	6.56%	0.00
242 to 301	0	0	0.00%	0	0.00%	0.00
302 & Above	10	343,628,384	13.23%	404	6.01%	0.00
217 2,598,194,402 100.00%						

Minimum Remaining Term 51
Maximum Remaining Term 476

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
Mortgage Loan Characteristics

Distribution of DSCR (PFY)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Less than zero	0	0	0.00%	0	0.00%	0.00
0.001 0.750	0	0	0.00%	0	0.00%	0.00
0.751 1.500	0	0	0.00%	0	0.00%	0.00
1.501 2.250	0	0	0.00%	0	0.00%	0.00
2.251 3.000	0	0	0.00%	0	0.00%	0.00
3.001 3.750	0	0	0.00%	0	0.00%	0.00
3.751 4.500	0	0	0.00%	0	0.00%	0.00
4.501 & Above	0	0	0.00%	0	0.00%	0.00
Unknown	217	2,598,194,402	100.00%	150	5.96%	0.00
	217	2,598,194,402	100.00%			

Maximum DSCR 0.000

Minimum DSCR 0.000

Distribution of DSCR (Cutoff)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Less than zero	0	0	0.00%	0	0.00%	0.00
0.001 1.000	0	0	0.00%	0	0.00%	0.00
1.001 1.750	0	0	0.00%	0	0.00%	0.00
1.751 2.500	0	0	0.00%	0	0.00%	0.00
2.501 3.250	0	0	0.00%	0	0.00%	0.00
3.251 & Above	0	0	0.00%	0	0.00%	0.00
Unknown	217	2,598,194,402	100.00%	150	5.96%	0.00
	217	2,598,194,402	100.00%			

Maximum DSCR 0.000

Minimum DSCR 0.000

Geographic Distribution

Geographic Location	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
New York	13	341,921,546	13.16%	106	6.00%	0.00
California	21	299,482,447	11.53%	287	6.03%	0.00
Multiple States	7	277,785,636	10.69%	171	5.97%	0.00
Colorado	3	268,000,000	10.31%	114	5.31%	0.00
Massachusetts	4	247,437,592	9.52%	115	6.14%	0.00
Ohio	8	116,672,724	4.49%	160	5.99%	0.00
Indiana	9	93,561,967	3.60%	114	6.11%	0.00
Texas	19	87,511,364	3.37%	137	6.06%	0.00
Michigan	4	81,681,802	3.14%	291	6.19%	0.00
North Carolina	10	77,889,823	3.00%	115	6.27%	0.00
Georgia	12	77,270,170	2.97%	145	6.16%	0.00
Pennsylvania	11	74,286,408	2.86%	113	5.92%	0.00
District of Columbia	2	70,500,000	2.71%	114	6.00%	0.00
Florida	12	62,053,198	2.39%	141	6.13%	0.00
Illinois	9	43,708,289	1.68%	114	6.12%	0.00
Minnesota	4	40,730,056	1.57%	72	5.92%	0.00
Missouri	3	37,128,844	1.43%	114	6.13%	0.00
Wisconsin	9	36,641,790	1.41%	113	5.81%	0.00
Arizona	6	33,932,885	1.31%	115	5.92%	0.00
Kentucky	4	27,128,617	1.04%	180	6.36%	0.00
Virginia	8	24,411,317	0.94%	112	5.87%	0.00
Oregon	2	22,335,666	0.86%	111	5.57%	0.00
Nevada	4	19,846,075	0.76%	112	5.75%	0.00
South Carolina	3	17,325,236	0.67%	114	6.24%	0.00
New Jersey	4	14,755,398	0.57%	111	5.69%	0.00
Utah	1	13,923,005	0.54%	114	6.04%	0.00
Mississippi	3	12,912,173	0.50%	292	5.68%	0.00
Washington	3	11,922,351	0.46%	112	5.84%	0.00
Connecticut	2	9,691,235	0.37%	112	5.84%	0.00
Maryland	4	9,669,830	0.37%	110	5.59%	0.00
Tennessee	3	9,395,000	0.36%	112	5.76%	0.00
West Virginia	1	8,909,136	0.34%	115	6.24%	0.00
Louisiana	3	7,769,470	0.30%	114	6.38%	0.00
Delaware	2	7,187,380	0.28%	109	5.82%	0.00
Alabama	2	6,355,135	0.24%	109	5.84%	0.00
Maine	1	3,475,413	0.13%	113	5.58%	0.00
Wyoming	1	2,985,424	0.11%	114	6.58%	0.00
	217	2,598,194,402	100.00%			

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
Mortgage Loan Characteristics

Distribution of Property Types

Property Types	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Retail	86	1,033,035,336	39.76%	180	5.78%	0.00
Office	48	996,312,667	38.35%	115	6.08%	0.00
Lodging	18	211,111,793	8.13%	113	6.17%	0.00
Multifamily	31	154,424,916	5.94%	127	6.06%	0.00
Industrial	12	129,924,606	5.00%	279	5.87%	0.00
Self Storage	11	31,663,645	1.22%	114	6.20%	0.00
Mixed Use	6	25,186,809	0.97%	113	6.04%	0.00
Mobile Home Park	4	15,001,335	0.58%	115	6.42%	0.00
Other	1	1,533,295	0.06%	109	5.90%	0.00
	217	2,598,194,402	100.00%			

Distribution of Loan Seasoning

Number of Months	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0 to 12	213	2,551,302,709	98.20%	151	5.96%	0.00
13 to 24	4	46,891,693	1.80%	105	5.83%	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
	217	2,598,194,402	100.00%			

Distribution of Amortization Type

Amortization Type	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Amortizing Balloon	134	748,882,148	28.82%	127	5.95%	0.00
IO Maturity Balloon	17	1,140,300,000	43.89%	178	5.88%	0.00
IO/Amortizing/Balloon	66	709,012,254	27.29%	129	6.09%	0.00
	217	2,598,194,402	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	60,723,419	2.34%	54	5.97%	0.00
2012	0	0	0.00%	0	0.00%	0.00
2013	3	215,000,000	8.27%	78	5.95%	0.00
2014	0	0	0.00%	0	0.00%	0.00
2015	4	46,891,693	1.80%	105	5.83%	0.00
2016	190	1,863,935,920	71.74%	114	5.93%	0.00
2017 & Greater	16	411,643,369	15.84%	370	6.09%	0.00
	217	2,598,194,402	100.00%			

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
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Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1

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)
2	MSC6HQ9A	Office	1-Jul-16	0.00		MA	225,000,000	6.19%	1,161,000			
4	MSC6HQ9A	Retail	1-Aug-46	0.00		CA	142,250,000	6.18%	732,588			
5	MSC6HQ9C	Retail	7-Jun-16	0.00		XX	109,371,458	5.86%	649,778			
6	MSC6HQ9A	Office	9-Jun-16	0.00		NY	75,000,000	6.32%	394,794			
8	MSC6HQ9A	Retail	1-Jul-36	0.00		MI	60,000,000	6.26%	313,000			
9	MSC6HQ9A	Office	1-Jun-16	0.00		DC	53,000,000	6.00%	265,000			
10	MSC6HQ9A	Industrial	1-Mar-36	0.00		XX	50,000,000	6.11%	254,472			
11	MSC6HQ9A	Lodging	1-Jul-16	0.00		XX	41,952,230	6.29%	220,039			
12	MSC6HQ9A	Office	1-Jul-16	0.00		OH	41,000,000	6.29%	214,908			
13	MSC6HQ9D	Lodging	30-Sep-15	0.00		XX	38,656,825	5.96%	295,145			
14	MSC6HQ9A	Lodging	1-Jul-16	0.00		IN	36,055,770	6.29%	189,113			
15	MSC6HQ9A	Retail	1-Aug-16	0.00		NC	31,032,000	6.43%	166,280			
16	MSC6HQ9A	Retail	1-Apr-16	0.00		OH	30,250,000	5.68%	143,183			
17	MSC6HQ9A	Office	1-May-16	0.00		IN	28,500,000	6.15%	146,063			
18	MSC6HQ9A	Office	1-Jun-11	0.00		MN	28,100,000	5.90%	138,041			
19	MSC6HQ9A	Office	1-Jun-11	0.00		TX	25,200,000	6.03%	126,630			
1A	MSC6HQ9A	Retail	8-Jun-16	0.00		CO	200,000,000	5.24%	873,333			
1B	MSC6HQ9A	Retail	8-Jun-16	0.00		CO	50,000,000	5.24%	218,333			
20	MSC6HQ9A	Industrial	1-Mar-36	0.00		NY	21,898,499	5.57%	126,454			
21	MSC6HQ9A	Office	1-May-16	0.00		MO	21,500,000	6.12%	109,650			
22	MSC6HQ9A	Office	14-Feb-20	0.00		FL	20,400,000	6.47%	109,990			
23	MSC6HQ9A	Office	1-Jul-16	0.00		AZ	20,180,137	5.90%	121,000			
24	MSC6HQ9A	Retail	1-Jul-16	0.00		CA	18,404,211	5.40%	103,825			
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25	MSC6HQ9A	Retail	1-Jun-16	0.00		PA	5,023,343	6.75%	34,960			
26	MSC6HQ9A	Retail	1-Jun-16	0.00		PA	4,680,842	6.75%	32,576			
27	MSC6HQ9A	Retail	1-Jun-16	0.00		PA	3,921,384	6.75%	27,291			
28	MSC6HQ9A	Retail	1-Jun-16	0.00		PA	2,759,860	6.75%	19,207			
29	MSC6HQ9A	Retail	1-Jun-16	0.00		PA	1,906,091	6.75%	13,266			
30	MSC6HQ9B	Multifamily	1-Jul-16	0.00		IL	18,200,000	6.13%	92,972			
31	MSC6HQ9A	Office	1-Jun-16	0.00		DC	17,500,000	6.00%	87,500			
32	MSC6HQ9A	Office	1-Jul-26	0.00		GA	17,500,000	6.75%	98,438			
33	MSC6HQ9A	Retail	1-Apr-16	0.00		PA	16,400,000	5.46%	74,620			
34	MSC6HQ9A	Office	1-May-36	0.00		TX	16,000,000	5.81%	77,400			
35	MSC6HQ9A	Retail	1-Feb-16	0.00		OR	15,583,225	5.56%	90,021			
36	MSC6HQ9B	Multifamily	1-Jun-16	0.00		GA	15,000,000	6.08%	76,000			
37	MSC6HQ9A	Office	1-Aug-26	0.00		KY	14,781,829	6.43%	110,477			
38	MSC6HQ9A	Office	1-Mar-16	0.00		PA	14,850,000	5.50%	68,063			
39	MSC6HQ9A	Office	1-Apr-36	0.00		OH	14,850,000	5.57%	68,929			
3A	MSC6HQ9A	Office	8-Jun-13	0.00		NY	90,000,000	5.95%	446,250			
3B	MSC6HQ9A	Office	8-Jun-13	0.00		NY	70,000,000	5.95%	347,083			
3C	MSC6HQ9A	Office	8-Jun-13	0.00		NY	55,000,000	5.95%	272,708			
40	MSC6HQ9A	Retail	1-Jul-16	0.00		PA	14,793,581	6.05%	89,571			
41	MSC6HQ9A	Retail	1-Jun-16	0.00		UT	13,923,005	6.04%	84,252			
42	MSC6HQ9A	Retail	1-Feb-16	0.00		MA	13,750,000	5.50%	63,021			
43	MSC6HQ9A	Industrial	1-Jun-16	0.00		WI	13,500,000	5.98%	67,275			
44	MSC6HQ9A	Office	1-Jul-16	0.00		MO	13,000,000	6.24%	67,546			
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45	MSC6HQ9B	Multifamily	1-Jul-16	0.00		MI	12,000,000	6.01%	60,100			
46	MSC6HQ9A	Retail	1-Feb-16	0.00		CA	11,300,000	5.55%	52,263			
47	MSC6HQ9B	Multifamily	1-Apr-16	0.00		WI	3,445,000	5.57%	15,991			
48	MSC6HQ9B	Multifamily	1-Apr-16	0.00		WI	2,210,000	5.57%	10,258			
49	MSC6HQ9B	Multifamily	1-Apr-16	0.00		WI	2,010,000	5.57%	9,330			
50	MSC6HQ9B	Multifamily	1-Apr-16	0.00		WI	1,872,000	5.57%	8,689			
51	MSC6HQ9B	Multifamily	1-Apr-16	0.00		WI	1,680,000	5.57%	7,798			
52	MSC6HQ9A	Lodging	1-Jun-16	0.00		NC	10,611,749	6.01%	69,006			
53	MSC6HQ9A	Retail	1-Mar-16	0.00		FL	10,365,003	5.79%	66,310			
54	MSC6HQ9A	Retail	1-Jan-36	0.00		MS	9,799,198	5.51%	56,359			
55	MSC6HQ9A	Lodging	1-Jun-16	0.00		XX	9,682,152	6.39%	72,433			
56	MSC6HQ9A	Lodging	1-Jun-16	0.00		XX	9,622,971	6.38%	76,137			
57	MSC6HQ9A	Office	1-Jul-16	0.00		OH	9,700,000	6.36%	51,410			
58	MSC6HQ9B	Multifamily	1-Jun-16	0.00		GA	9,500,000	6.10%	48,292			
59	MSC6HQ9A	Retail	1-Aug-20	0.00		CA	8,968,157	6.17%	54,947			
60	MSC6HQ9A	Lodging	1-Jul-16	0.00		WV	8,909,136	6.24%	65,752			
61	MSC6HQ9A	Office	1-Mar-16	0.00		NV	8,350,004	5.68%	48,792			
62	MSC6HQ9B	Mobile Home Park	1-Jul-16	0.00		KY	7,769,241	6.58%	49,712			
63	MSC6HQ9B	Multifamily	1-Apr-16	0.00		MI	7,689,708	5.79%	45,425			
64	MSC6HQ9B	Multifamily	1-Jul-16	0.00		SC	7,620,000	6.39%	40,577			
65	MSC6HQ9B	Multifamily	1-Jul-16	0.00		OH	7,500,000	6.23%	38,938			
66	MSC6HQ9A	Retail	1-Feb-16	0.00		CA	7,319,738	5.44%	41,738			
67	MSC6HQ9A	Lodging	1-Jun-16	0.00		NC	7,140,616	6.01%	46,434			
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68	MSC6HQ9A	Retail	1-Apr-16	0.00		IL	7,147,103	6.05%	43,399			
69	MSC6HQ9A	Lodging	1-Jul-16	0.00		SC	6,955,236	6.33%	46,524			
70	MSC6HQ9A	Lodging	1-May-16	0.00		GA	6,935,035	6.18%	45,874			
71	MSC6HQ9A	Office	1-Feb-16	0.00		NJ	6,924,831	5.49%	39,701			
72	MSC6HQ9A	Office	1-Aug-16	0.00		IN	6,874,069	5.90%	40,926			
73	MSC6HQ9B	Multifamily	1-Apr-38	0.00		OH	6,850,000	5.73%	32,680			
74	MSC6HQ9A	Office	1-May-16	0.00		OR	6,752,441	5.60%	39,037			
75	MSC6HQ9A	Office	1-Jan-16	0.00		GA	6,425,465	5.60%	37,315			
76	MSC6HQ9A	Retail	1-Jun-16	0.00		MN	6,450,000	5.89%	31,659			
77	MSC6HQ9A	Office	1-May-16	0.00		CT	6,425,000	5.89%	31,536			
78	MSC6HQ9B	Multifamily	1-Apr-16	0.00		WA	6,400,000	5.84%	31,147			
79	MSC6HQ9A	Lodging	1-Jul-16	0.00		NC	6,333,347	6.21%	41,896			
7A	MSC6HQ9A	Retail	8-Jun-16	0.00		CA	30,000,000	5.90%	147,525			
7B	MSC6HQ9A	Retail	8-Jun-16	0.00		CA	30,000,000	5.90%	147,525			
80	MSC6HQ9A	Lodging	1-Jun-16	0.00		NC	6,297,627	6.01%	40,952			
81	MSC6HQ9A	Industrial	1-Jun-16	0.00		CA	6,000,000	6.27%	31,350			
82	MSC6HQ9A	Lodging	1-Jun-16	0.00		GA	5,950,683	6.03%	38,768			
83	MSC6HQ9A	Mixed Use	1-Jun-16	0.00		WI	5,850,000	6.04%	29,445			
84	MSC6HQ9A	Retail	1-Apr-16	0.00		NY	5,800,000	5.81%	28,082			
85	MSC6HQ9A	Retail	1-Mar-16	0.00		CA	5,747,917	5.64%	33,443			
86	MSC6HQ9A	Self Storage	1-Apr-16	0.00		FL	5,608,121	6.01%	33,911			
87	MSC6HQ9A	Mixed Use	1-Jun-16	0.00		NY	5,473,339	6.59%	35,090			
88	MSC6HQ9A	Lodging	1-Feb-16	0.00		VA	2,954,966	5.68%	18,747			
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89	MSC6HQ9A	Lodging	1-Feb-16	0.00		VA	2,363,973	5.68%	14,997			B	
90	MSC6HQ9A	Office	1-Mar-16	0.00		NV	5,000,000	5.66%	23,583				
91	MSC6HQ9A	Retail	1-Jun-16	0.00		IN	4,934,706	6.37%	30,928				
92	MSC6HQ9A	Retail	1-Aug-16	0.00		IL	4,800,000	6.19%	24,760				
93	MSC6HQ9A	Office	1-Apr-16	0.00		IN	4,711,833	5.64%	27,389				
94	MSC6HQ9A	Office	1-Jun-16	0.00		CA	4,575,000	6.34%	24,156				
95	MSC6HQ9A	Lodging	1-Feb-16	0.00		OH	4,531,277	5.71%	28,828				
96	MSC6HQ9B	Multifamily	1-Jun-16	0.00		MA	4,476,090	6.19%	27,529				
97	MSC6HQ9A	Retail	1-Apr-16	0.00		PA	4,464,996	5.79%	26,375				
98	MSC6HQ9A	Self Storage	1-Jun-16	0.00		NY	4,373,840	5.68%	25,482				
99	MSC6HQ9A	Office	1-Jun-16	0.00		TN	4,350,000	5.81%	21,058				
100	MSC6HQ9A	Self Storage	1-Jun-16	0.00		CA	4,277,856	6.33%	26,692				
101	MSC6HQ9B	Multifamily	1-Jun-16	0.00		TX	4,260,016	6.75%	27,760				
102	MSC6HQ9B	Multifamily	1-May-16	0.00		FL	4,250,000	5.96%	21,108				
103	MSC6HQ9A	Retail	1-Mar-11	0.00		TX	4,240,000	5.86%	20,705				
104	MSC6HQ9A	Retail	1-Jul-16	0.00		FL	4,240,000	6.17%	21,801				
105	MSC6HQ9A	Retail	1-Mar-16	0.00		MA	4,211,502	5.60%	24,398				
106	MSC6HQ9B	Multifamily	1-May-16	0.00		LA	4,175,154	6.34%	26,106				
107	MSC6HQ9A	Mixed Use	1-Apr-16	0.00		NY	4,167,754	5.85%	24,778				
108	MSC6HQ9B	Multifamily	1-May-16	0.00		GA	4,100,000	6.11%	20,876				
109	MSC6HQ9A	Industrial	1-Jan-16	0.00		DE	4,036,960	6.09%	26,642				
10A	MSC6HQ9E	Industrial	1-Mar-36	0.00		XX	18,500,000	5.05%	77,900				
110	MSC6HQ9B	Multifamily	1-May-16	0.00		WI	3,999,790	5.28%	22,329				
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111	MSC6HQ9A	Retail	8-Mar-16	0.00		CA	4,000,000	5.49%	18,300			A
112	MSC6HQ9B	Multifamily	1-Apr-16	0.00		NC	3,969,624	5.90%	23,725			
113	MSC6HQ9A	Retail	1-Mar-16	0.00		MD	3,945,900	5.49%	24,540			
114	MSC6HQ9A	Retail	1-Feb-16	0.00		PA	3,864,045	5.43%	22,009			
115	MSC6HQ9A	Retail	1-Jan-16	0.00		VA	3,853,798	5.44%	21,997			
116	MSC6HQ9A	Retail	1-Feb-16	0.00		GA	3,850,000	5.68%	18,223			
117	MSC6HQ9A	Office	1-Jul-16	0.00		TX	3,824,007	6.35%	23,899			
118	MSC6HQ9A	Industrial	1-May-16	0.00		CA	3,821,364	6.24%	23,526			
119	MSC6HQ9A	Office	9-Apr-16	0.00		MN	3,775,000	5.88%	18,498			
120	MSC6HQ9A	Office	1-Apr-16	0.00		NV	3,705,800	5.63%	23,320			
121	MSC6HQ9A	Retail	1-Mar-16	0.00		FL	3,615,993	5.47%	20,656			
122	MSC6HQ9A	Office	1-Jul-16	0.00		CA	3,584,878	6.32%	22,321			
123	MSC6HQ9A	Retail	1-Jun-16	0.00		IN	3,576,541	5.25%	19,879			
124	MSC6HQ9A	Mixed Use	1-Jul-16	0.00		NC	3,536,001	6.58%	22,626			
125	MSC6HQ9A	Retail	1-Jun-16	0.00		AZ	3,526,867	5.25%	19,603			
126	MSC6HQ9A	Retail	1-Jun-36	0.00		FL	3,480,687	6.02%	21,029			
127	MSC6HQ9A	Retail	1-May-16	0.00		ME	3,475,413	5.58%	20,049			
128	MSC6HQ9A	Retail	1-Apr-16	0.00		TX	3,474,000	6.00%	20,984			
129	MSC6HQ9A	Retail	1-Jul-16	0.00		IL	3,450,000	6.36%	18,285			
130	MSC6HQ9A	Retail	1-Jun-16	0.00		IN	3,401,462	6.10%	20,725			
131	MSC6HQ9A	Office	1-Jul-16	0.00		CA	3,386,133	6.44%	21,356			
132	MSC6HQ9A	Office	1-Feb-16	0.00		CT	3,266,235	5.73%	19,216			
133	MSC6HQ9B	Multifamily	1-Jul-21	0.00		TX	3,255,000	6.63%	17,984			
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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)
134	MSC6HQ9A	Industrial	1-Jun-16	0.00		CA	3,250,000	6.03%	16,331			
135	MSC6HQ9A	Retail	8-Jul-15	0.00		AL	3,224,944	5.28%	18,212			
136	MSC6HQ9A	Lodging	1-Jul-16	0.00		NC	3,178,413	6.03%	20,676			
137	MSC6HQ9A	Office	1-Jun-11	0.00		TX	3,183,419	6.30%	19,807			
138	MSC6HQ9A	Retail	1-Feb-16	0.00		DE	3,150,419	5.48%	19,613			
139	MSC6HQ9A	Retail	1-Jun-16	0.00		VA	3,143,327	6.22%	19,395			
140	MSC6HQ9A	Self Storage	1-Jul-16	0.00		AL	3,130,192	6.42%	21,118			
141	MSC6HQ9A	Retail	1-Jun-16	0.00		VA	3,103,538	6.22%	19,150			
142	MSC6HQ9A	Office	1-Jul-26	0.00		GA	3,110,000	6.10%	15,809			
143	MSC6HQ9A	Mixed Use	1-Apr-16	0.00		VA	3,092,540	5.21%	17,152			
144	MSC6HQ9A	Retail	8-Jan-16	0.00		KY	3,100,000	5.46%	14,105			
145	MSC6HQ9A	Office	1-Apr-16	0.00		NY	3,073,000	5.26%	17,138			
146	MSC6HQ9A	Mixed Use	1-Feb-16	0.00		WA	3,067,174	5.56%	17,718			
147	MSC6HQ9A	Retail	1-Apr-16	0.00		TX	3,001,316	5.76%	17,672			
148	MSC6HQ9A	Industrial	1-Jul-16	0.00		CA	2,987,080	6.21%	18,394			
149	MSC6HQ9B	Multifamily	1-Jun-16	0.00		WY	2,985,424	6.58%	19,120			
150	MSC6HQ9A	Office	1-Jun-16	0.00		VA	2,984,635	6.35%	18,669			
151	MSC6HQ9A	Lodging	1-Jun-16	0.00		NC	2,979,788	7.15%	21,491			A
152	MSC6HQ9A	Mobile Home Park	1-Jun-16	0.00		TX	2,960,000	6.08%	14,997			
153	MSC6HQ9A	Retail	1-Aug-16	0.00		AZ	2,950,000	6.17%	15,168			
154	MSC6HQ9A	Retail	1-Mar-16	0.00		TN	2,925,000	5.49%	13,388			
155	MSC6HQ9A	Retail	1-Jun-16	0.00		VA	2,914,540	6.22%	17,983			
156	MSC6HQ9A	Retail	1-Jun-16	0.00		NJ	2,909,671	6.25%	18,010			
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Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
Payment Date: 14-Dec-06
Prior Payment: 14-Nov-06
Next Payment: 12-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1

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)
157	MSC6HQ9A	Self Storage	1-Jun-16	0.00		CA	2,905,285	6.42%	18,307			
158	MSC6HQ9A	Self Storage	1-Jun-16	0.00		TX	2,885,450	6.44%	18,218			
159	MSC6HQ9A	Retail	1-Jun-16	0.00		IL	2,883,313	5.83%	17,071			
160	MSC6HQ9A	Office	1-Jun-16	0.00		IN	2,882,944	5.73%	16,887			
161	MSC6HQ9A	Retail	1-Mar-16	0.00		NY	2,873,959	5.64%	16,722			
162	MSC6HQ9A	Retail	1-Sep-15	0.00		GA	2,851,034	5.24%	15,996			
163	MSC6HQ9A	Retail	1-Jun-16	0.00		NC	2,810,659	6.39%	17,652			
164	MSC6HQ9A	Office	1-Aug-16	0.00		NV	2,790,271	6.25%	17,240			
165	MSC6HQ9A	Retail	1-May-16	0.00		AZ	2,782,371	6.07%	16,914			
166	MSC6HQ9A	Retail	1-Feb-16	0.00		FL	2,771,755	5.80%	16,429			
167	MSC6HQ9B	Multifamily	1-Mar-16	0.00		SC	2,750,000	5.58%	12,788			
168	MSC6HQ9A	Retail	1-Mar-16	0.00		TX	2,706,174	5.77%	15,966			
169	MSC6HQ9A	Self Storage	1-Jul-16	0.00		CA	2,700,000	6.36%	14,312			
170	MSC6HQ9A	Retail	1-Feb-16	0.00		NJ	2,647,323	5.68%	15,483			
171	MSC6HQ9A	Retail	1-Apr-16	0.00		MO	2,628,844	5.67%	15,330			
172	MSC6HQ9A	Office	1-Jun-16	0.00		IN	2,624,642	5.78%	15,457			
173	MSC6HQ9B	Multifamily	1-Jun-16	0.00		CA	2,596,751	6.39%	16,309			
174	MSC6HQ9A	Retail	1-Jun-16	0.00		FL	2,536,545	6.22%	15,651			
175	MSC6HQ9A	Retail	1-Apr-16	0.00		TX	2,510,787	5.90%	15,006			
176	MSC6HQ9A	Self Storage	1-Jun-16	0.00		WA	2,455,176	6.18%	16,220			
177	MSC6HQ9A	Retail	1-Mar-16	0.00		TX	2,448,348	5.75%	14,414			
178	MSC6HQ9B	Multifamily	1-Jul-16	0.00		MN	2,405,056	6.40%	15,106			
179	MSC6HQ9A	Industrial	1-Jul-16	0.00		IL	2,404,648	6.23%	14,838			
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Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

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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)
180	MSC6HQ9B	Multifamily	1-Mar-16	0.00		MD	2,329,127	5.69%	13,625			B
181	MSC6HQ9A	Industrial	1-Jul-16	0.00		NY	2,290,141	6.23%	14,132			
182	MSC6HQ9A	Retail	1-Jan-16	0.00		NJ	2,273,572	5.59%	13,189			
183	MSC6HQ9B	Mobile Home Park	1-Jul-16	0.00		AZ	2,280,000	6.17%	11,723			
184	MSC6HQ9B	Multifamily	1-Jun-16	0.00		AZ	2,213,510	6.32%	13,794			
185	MSC6HQ9A	Retail	1-Jul-16	0.00		LA	2,175,000	6.36%	11,528			
186	MSC6HQ9A	Retail	1-Jul-15	0.00		MD	2,158,890	5.17%	9,301			
187	MSC6HQ9A	Retail	1-Mar-16	0.00		TN	2,120,000	6.01%	10,618			
188	MSC6HQ9A	Retail	1-Jan-16	0.00		TX	2,077,273	5.88%	12,429			
189	MSC6HQ9A	Office	1-Jun-16	0.00		WI	2,075,000	6.30%	10,894			
190	MSC6HQ9A	Mobile Home Park	1-Jul-16	0.00		MI	1,992,094	6.57%	12,734			
191	MSC6HQ9A	Retail	1-Jul-16	0.00		OH	1,991,447	6.24%	12,301			
192	MSC6HQ9B	Multifamily	1-Jun-16	0.00		TX	1,990,060	6.48%	12,618			
193	MSC6HQ9A	Retail	1-Feb-16	0.00		NY	1,971,014	5.90%	12,764			
194	MSC6HQ9A	Retail	1-Jun-16	0.00		FL	1,890,244	6.34%	11,810			
195	MSC6HQ9A	Retail	1-Apr-16	0.00		MS	1,885,761	5.96%	11,343			
196	MSC6HQ9A	Retail	1-Jun-16	0.00		IL	1,739,930	5.83%	10,302			
197	MSC6HQ9A	Retail	1-Jan-16	0.00		PA	1,622,266	5.54%	10,172			
198	MSC6HQ9A	Office	1-Jul-16	0.00		FL	1,600,000	6.38%	8,500			
199	MSC6HQ9A	Retail	1-Jun-16	0.00		IL	1,550,000	6.38%	8,241			
200	MSC6HQ9A	Other	1-Jan-16	0.00		IL	1,533,295	5.90%	9,194			
201	MSC6HQ9B	Multifamily	1-Jun-16	0.00		KY	1,477,548	6.44%	9,328			
202	MSC6HQ9A	Retail	1-Jul-16	0.00		LA	1,419,316	6.53%	9,038			

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Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
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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)
203	MSC6HQ9A	Retail	1-Jun-16	0.00		TX	1,412,664	6.31%	8,801			
204	MSC6HQ9A	Self Storage	1-Jun-16	0.00		CA	1,408,077	6.55%	8,990			
205	MSC6HQ9A	Retail	1-Jul-16	0.00		FL	1,294,849	6.56%	8,268			
206	MSC6HQ9A	Industrial	1-Aug-16	0.00		MD	1,235,913	6.48%	7,821			
207	MSC6HQ9A	Retail	1-May-16	0.00		MS	1,227,215	6.59%	8,739			
208	MSC6HQ9B	Multifamily	1-Jul-16	0.00		TX	1,215,060	6.47%	7,687			
209	MSC6HQ9A	Self Storage	1-Jun-16	0.00		GA	1,051,858	6.42%	7,104			
210	MSC6HQ9A	Office	1-Jul-16	0.00		GA	996,095	6.62%	6,400			
211	MSC6HQ9A	Self Storage	1-Jan-16	0.00		TX	867,790	5.77%	5,365			
213	MSC6HQ9F	Office	1-Jan-16	0.00		CO	18,000,000	6.21%	93,170			
							2,598,194,402		13,865,550	0		
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(1) Legend:	A. In Grace Period	1. Delinquent 1 month	3. Delinquent 3+ months			5. Non Performing Matured Balloon			9. REO			
	B. Late Payment but < 1 month delinq	2. Delinquent 2 months	4. Performing Matured Balloon			7. Foreclosure						

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Disclosure Control#		Appraisal Red. Date	
Scheduled Balance	AR Amount	Current P&I Advance	ASER
Note Rate	Maturity Date	Remaining Term Life	
Property Type	Geographic Location	DSCR	Appraisal Value Date

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
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ABN AMRO Acct: 723998.1
Specially Serviced (Part I) ~ Loan Detail (End of Period)

Disclosure Control #	Servicing Xfer Date	Loan Status Code(1)	Balance		Note Rate	Maturity Date	Remaining		Property Type	Geo. Location	NOI	DSCR	NOI 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	

***Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9***

Statement Date: 14-Dec-06
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ABN AMRO Acct: 723998.1

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

Disclosure Control #	Resolution Strategy	Comments

***Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9***

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***ABN AMRO Acct: 723998.1
Modified Loan Detail***

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

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

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Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
Maturity Extension Summary

Loans which have had their Maturity Dates extended

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

Loans in the process of having their Maturity Dates extended

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

Loans in the process of having their Maturity Dates further extended

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

Loans paid-off that did experience Maturity Date extensions

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

Loans paid-off that did not experience Maturity Date extensions

Number of Loans:	0
Cutoff Principal Balance:	0.00

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Commercial Mortgage Pass-Through Certificates
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ABN AMRO Acct: 723998.1

Realized Loss Detail

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

Morgan Stanley Capital I Inc.
Commercial Mortgage Pass-Through Certificates
Series 2006-HQ9

Statement Date: 14-Dec-06
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Record Date: 30-Nov-06

ABN AMRO Acct: 723998.1
Bond/Collateral Realized Loss Reconciliation

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

Cumulative

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

Description of Fields

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

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Material Breaches and Material Document Defect Detail***

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