

INFORMATION IN THESE MATERIALS MAY BE AMENDED OR COMPLETED PRIOR TO SALE, DATED
DECEMBER 4, 2006.

STRUCTURAL AND COLLATERAL INFORMATION

\$2,635,284,000
(APPROXIMATE)

WACHOVIA COMMERCIAL MORTGAGE SECURITIES, INC.
DEPOSITOR

WACHOVIA BANK COMMERCIAL MORTGAGE TRUST
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES
CLASSES A-1, A-2, A-3, A-PB, A-4, A-1A, X-P,
A-M, A-J, B, C, D AND E

SERIES 2006-C29

DECEMBER 4, 2006

Mortgage Loan Sellers and Sponsors
WACHOVIA BANK, NATIONAL ASSOCIATION
ARTESIA MORTGAGE CAPITAL CORPORATION

Master Servicer
WACHOVIA BANK, NATIONAL ASSOCIATION

Special Servicer
LNR PARTNERS, INC.

[LOGO] WACHOVIA SECURITIES

GOLDMAN, SACHS & CO.

RBS GREENWICH CAPITAL

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the purchase of these offered certificates, a contract of sale will come into being no sooner than the date on which the relevant class has been priced and we have confirmed the allocation of certificates to be made to you; any "indications of interest" expressed by you, and any "soft circles" generated by us, will not create binding contractual obligations for you or us. As a result of the foregoing, you may commit to purchase offered certificates that have characteristics that may change, and you are advised that all or a portion of the offered certificates may not be issued that have the characteristics described in these materials. Our obligation to sell offered certificates to you is conditioned on the offered certificates that are actually issued having the characteristics described in these materials. If we determine that condition is not satisfied in any material respect, we will notify you, and neither the depositor nor any Underwriter will have any obligation to you to deliver any portion of the certificates which you have committed to purchase, and there will be no liability between us as a consequence of the non-delivery. You have requested that the Underwriters provide to you information in connection with your consideration of the purchase of certain certificates described in this information. This information is being provided to you for informative purposes only in response to your specific request. The Underwriters described in this information may from time to time perform investment banking services for, or solicit investment banking business from, any company named in this information. The Underwriters and/or their employees may from time to time have a long or short position in any contract or certificate discussed in this information. The information contained herein supersedes any previous such information delivered to you and may be superseded by information delivered to you prior to the time of sale. Notwithstanding anything herein to the contrary, you (and each of your employees, representatives or other agents) may disclose to any and all persons, without limitation of any kind, the United States federal, state and local income "tax treatment" and "tax structure" (in each case, within the meaning of Treasury Regulation Section 1.6011-4) and all materials of any kind (including opinions or other tax analyses) of the transaction contemplated hereby that are provided to you (or your representatives) relating to such tax treatment and tax structure, other than the name of the issuer or information that would permit identification of the issuer, and except that with respect to any document or similar item that in either case contains information concerning the tax treatment or tax structure of the transaction as well as other information, this sentence shall only apply to such portions of the document or similar item that relate to the United States federal, state and local income tax treatment or tax structure of the transaction.

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approximate.

MORTGAGE POOL

The Mortgage Pool consists of 142 Mortgage Loans (the "Mortgage Loans") with an aggregate principal balance as of the Cut-Off Date of \$3,371,274,181 (the "Cut-Off Date Pool Balance"), subject to a variance of plus or minus 5%. The Mortgage Loans are secured by 209 properties (the "Mortgaged Properties") located throughout 38 states and the District of Columbia. The Mortgage Pool will be deemed to consist of 2 loan groups ("Loan Group 1" and "Loan Group 2" and, together, the "Loan Groups"). Loan Group 1 will consist of (i) 100 of the Mortgage Loans that are not secured by Mortgaged Properties that are multifamily or mobile home park properties and (ii) 2 Mortgage Loans that are secured by multifamily properties, with an aggregate principal balance as of the Cut-Off Date of \$2,672,262,712 (the "Cut-Off Date Group 1 Balance"). Loan Group 2 will consist of (i) 38 Mortgage Loans that are secured by multifamily properties and (ii) 2 Mortgage Loans that are secured by mobile home park properties, with an aggregate principal balance as of the Cut-Off Date of \$699,011,469 (the "Cut-Off Date Group 2 Balance").

DEPOSITOR

Wachovia Commercial Mortgage Securities, Inc.

UNDERWRITERS

Wachovia Capital Markets, LLC, Goldman, Sachs & Co. and Greenwich Capital Markets, Inc. It is intended that Wachovia Securities International Limited will act as a member of the selling group on behalf of Wachovia Capital Markets, LLC and may sell Offered Certificates on behalf of Wachovia Capital Markets, LLC in certain jurisdictions.

MORTGAGE LOAN SELLERS AND SPONSORS

Wachovia Bank, National Association ("Wachovia") and Artesia Mortgage Capital Corporation ("Artesia").

PERCENTAGE OF CUT-OFF DATE POOL BALANCE	MORTGAGE LOAN SELLER	NUMBER OF MORTGAGE LOANS	AGGREGATE CUT-OFF DATE BALANCE
90.1%	Wachovia Bank, National Association	115	\$3,036,387,201
9.9%	Artesia Mortgage Capital Corporation	27	334,886,980
100.0%	TOTAL	142	\$3,371,274,181

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WACHOVIA BANK COMMERCIAL MORTGAGE TRUST
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TRANSACTION TERMS

TRUSTEE	Wells Fargo Bank, N.A.
MASTER SERVICER	Wachovia Bank, National Association
SPECIAL SERVICER	LNR Partners, Inc.
RATING AGENCIES	Standard & Poor's Ratings Services, a division of The McGraw-Hill Companies, Inc. ("S&P") and Moody's Investors Service, Inc. ("Moody's").
DENOMINATIONS	\$10,000 minimum for the Offered Certificates other than the Class X-P Certificates. \$1,000,000 minimum for the Class X-P Certificates.
CLOSING DATE	On or about December 22, 2006.
SETTLEMENT TERMS	Book-entry through DTC for all Offered Certificates.
DISTRIBUTION DATE	The fourth business day following the related Determination Date, commencing in January 2007.
DETERMINATION DATE	The 11th day of each month, or if such 11th day is not a business day, the next succeeding business day, commencing, with respect to the Offered Certificates, in January 2007.
INTEREST DISTRIBUTIONS	Each Class of Offered Certificates will be entitled on each Distribution Date to interest accrued at its Pass-Through Rate for such Distribution Date on the outstanding Certificate Balance or Notional Amount of such Class. Interest will be distributed on each Distribution Date in sequential order of Class designations with the Class A-1, Class A-2, Class A-3, Class A-PB, Class A-4, Class A-1A, Class X-C and Class X-P Certificates and the Class A-4FL Regular Interest ranking pari passu in entitlement to interest. The Offered Certificates will accrue interest on the basis of a 360-day year consisting of twelve 30-day

months.

The interest accrual period with respect to any Distribution Date and any Class of Offered Certificates is the calendar month preceding the month in which the Distribution Date occurs.

PRINCIPAL DISTRIBUTIONS

Principal will be distributed on each Distribution Date in accordance with the priorities set forth in "DESCRIPTION OF THE CERTIFICATES--Distributions" in the free writing prospectus, dated December 4, 2006 (the "Prospectus Supplement"). Generally, the Class A-1, Class A-2, Class A-3, Class A-PB and Class A-4 Certificates will only be entitled to receive distributions of principal collected or advanced in respect of Mortgage Loans in Loan Group 1 until the Certificate Balance of the Class A-1A Certificates has been reduced to zero, and the Class A-1A Certificates will only be entitled to receive distributions of principal collected or advanced in respect of Mortgage Loans in Loan Group 2 until the Certificate Balances of the Class A-4 Certificates and Class A-4FL Regular Interest have been reduced to zero. If, due to losses, the Certificate Balances of the Class A-M through Class Q Certificates are reduced to zero, but any two or more of the Class A-1, Class A-2, Class A-3, Class A-PB, Class A-4, Class A-4FL and Class A-1A Certificates remain outstanding, payments of principal (other than distributions of principal otherwise allocable to reduce the Certificate Balance of the Class A-PB Certificates to its planned principal amount) to the Class A-1, Class A-2, Class A-3, Class A-PB, Class A-4 and Class A-1A Certificates and the Class A-4FL Regular Interest (and, therefore, to the Class A-4FL Certificates) will be made on a pro rata basis. The Class X-C and Class X-P Certificates will not be entitled to distributions of principal.

LOSSES

Realized Losses and Additional Trust Fund Expenses, if any, will be allocated to the Class Q, Class P, Class O, Class N, Class M, Class L, Class K, Class J, Class H, Class G, Class F, Class E, Class D, Class C, Class B, Class A-J and Class A-M Certificates, in that order, and then, pro rata, to the Class A-1, Class A-2, Class A-3, Class A-PB, Class A-4 and Class A-1A Certificates and the Class A-4FL Regular Interest (and, therefore, to the Class A-4FL Certificates).

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TRANSACTION TERMS

PREPAYMENT PREMIUMS
AND YIELD MAINTENANCE
CHARGES

Any Prepayment Premiums or Yield Maintenance Charges actually collected on a Mortgage Loan during the related collection period in which the prepayment occurred will be distributed to Certificateholders on the related Distribution Date following the collection period in which the prepayment occurred. Generally, the Class A-1, Class A-2, Class A-3, Class A-PB and Class A-4 Certificates and the Class A-4FL Regular Interest will only be entitled to receive distributions of Prepayment Premiums or Yield Maintenance Charges in respect of Mortgage Loans in Loan Group 1 until the Certificate Balance of the Class A-1A Certificates has been reduced to zero, and the Class A-1A Certificates will only be entitled to receive distributions of Prepayment Premiums or Yield Maintenance Charges in respect of Mortgage Loans in Loan Group 2 until the Certificate Balances of the Class A-4 Certificates and the Class A-4FL Regular Interest have been reduced to zero. On each Distribution Date, the holders of each Class of Offered Certificates, the Class A-4FL Regular Interest and the Class F, Class G, Class H and Class J Certificates then entitled to principal distributions will be entitled to a portion of Prepayment Premiums or Yield Maintenance Charges equal to the product of (a) the amount of such Prepayment Premiums or Yield Maintenance Charges, multiplied by (b) a fraction, the numerator of which is equal to the excess, if any, of the Pass-Through Rate of such Class of Certificates over the relevant Discount Rate, and the denominator of which is equal to the excess, if any, of the Mortgage Rate of the prepaid Mortgage Loan over the relevant Discount Rate, multiplied by (c) a fraction, the numerator of which is equal to the amount of principal distributable on such Class of Certificates on such Distribution Date, and the denominator of which is the Principal Distribution Amount for such Distribution Date.

The portion, if any, of the Prepayment Premiums or Yield Maintenance Charges remaining after any payments described above will be distributed as follows (a) on or before the Distribution Date in December 2013, 49% to the holders of the Class X-P Certificates and 51% to the holders of the Class X-C Certificates and (b) thereafter, 100% to the holders of the Class X-C Certificates.

NON-SERVICED LOAN

The Newport Bluffs Loan will be serviced pursuant to the pooling and servicing agreement relating to another transaction. See "SERVICING OF THE MORTGAGE LOANS--Servicing of the Newport Bluffs Loan" in the

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21 - 25 WEST 34TH STREET

[PHOTO OMITTED]

Artist's rendering. Mortgaged Property yet to be constructed.

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21 - 25 WEST 34TH STREET

[MAP OMITTED]

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21 - 25 WEST 34TH STREET

LOAN INFORMATION

CUT-OFF DATE BALANCE		\$100,000,000
PERCENTAGE OF CUT-OFF DATE POOL BALANCE		3.0%
NUMBER OF MORTGAGE LOANS		1
LOAN PURPOSE		Refinance
SPONSOR		SL Green
TYPE OF SECURITY		Fee
MORTGAGE RATE		5.760%
MATURITY DATE		December 11, 2016
AMORTIZATION TYPE		Interest-Only
INTEREST ONLY PERIOD		120
ORIGINAL TERM / AMORTIZATION		120 / IO
REMAINING TERM / AMORTIZATION		120 / IO
LOCKBOX		Yes

UP-FRONT RESERVES DEBT SERVICE(1)	\$1,592,250
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ONGOING ANNUAL RESERVES	None
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ADDITIONAL FINANCING	Mezzanine Debt	\$28,645,828
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CUT-OFF DATE BALANCE		\$100,000,000
CUT-OFF DATE BALANCE/SF(2)		\$3,584
CUT-OFF DATE LTV		80.0%
MATURITY DATE LTV		80.0%
UW DSCR ON NCF		1.04x

PROPERTY INFORMATION

NUMBER OF MORTGAGED PROPERTIES		1
LOCATION		New York, NY
PROPERTY TYPE		Retail -- Single Tenant
SIZE (SF)(2)		27,900
OCCUPANCY AS OF SEPTEMBER 1, 2006		100.0%
YEAR BUILT / YEAR RENOVATED(3)		2008 / NA
APPRAISED VALUE		\$125,000,000
PROPERTY MANAGEMENT		Green Broadway/34 Investment LLC and Green West 34th Investment, LLC
UW ECONOMIC OCCUPANCY		99.0%
UW REVENUES(4)		\$6,071,126
UW TOTAL EXPENSES		\$60,711
UW NET OPERATING INCOME (NOI)		\$6,010,414
UW NET CASH FLOW (NCF)		\$6,006,229

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- (1) Upon origination of the 21 -- 25 West 34th Street Loan, the borrower was required to post a debt service reserve in order to cover shortfalls in the cash flow occurring in the initial years of the lease term.
- (2) The square footage of the Mortgaged Property is a prospective estimate based on the tenant's planned improvements according to the appraisal of the Mortgaged Property.
- (3) According to the appraisal of the Mortgaged Property, the collateral improvements are planned for completion by January 1, 2008.
- (4) Underwritten revenues are based on the average of the annual rental payments owed by the tenant for the term of the 21 -- 25 West 34th Street

Loan.

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 21 - 25 WEST 34TH STREET

TENANT SUMMARY

TOTAL ANNUAL TENANT BASE RENT	RATINGS S&P/MOODY'S/FITCH LEASE EXPIRATION	NET RENTABLE AREA (SF)*	% OF NET RENTABLE AREA	BASE RENT PSF	ANNUAL BASE RENT	% OF
MAJOR TENANT						
Apple Computer, Inc.	NR/NR/NR	27,900	100.0%	\$219.80	\$6,132,450	
100.0%	January 2022	-----	-----		-----	

PROPERTY TOTAL		27,900	100.0%	\$219.80	\$6,132,450	
100.0%		=====	=====		=====	
=====						

* The square footage of the Mortgaged Property is a prospective estimate based on the tenant's planned improvements according to the property appraisal.

LEASE EXPIRATION SCHEDULE

CUMULATIVE YEAR RENT EXPIRING*	# OF LEASES % OF BASE RENT EXPIRING*	WA BASE RENT/SF EXPIRING	TOTAL SF % OF TOTAL SF EXPIRING*	% OF TOTAL SF EXPIRING*	CUMULATIVE % OF SF EXPIRING*	% OF BASE RENT EXPIRING*
2022 100.0%	1	\$219.80	27,900	100.0%	100.0%	100.0%

Vacant	0	NA	0	0.0%	100.0%	0.0%
100.0%						

* Calculated based upon approximate square footage occupied by the tenant.

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21 - 25 WEST 34TH STREET

- o THE LOAN. The Mortgage Loan (the "21 - 25 West 34th Street Loan") is secured by a first mortgage encumbering a proposed retail building located in New York, New York. The 21 - 25 West 34th Street Loan represents approximately 3.0% of the Cut-Off Date Pool Balance. The 21 - 25 West 34th Street Loan was originated on November 21, 2006 and has a principal balance as of the Cut-Off Date of \$100,000,000. The 21 - 25 West 34th Street Loan provides for interest-only payments for its entire term.

The 21 - 25 West 34th Street Loan has a remaining term of 120 months and matures on December 11, 2016. The 21 - 25 West 34th Street Loan may be prepaid on or after October 11, 2016, and permits defeasance with United States government obligations beginning two years after the Closing Date.

- o THE BORROWERS. The borrowers are 21 West 34 Owner LLC and 25-27 West 34 Owner LLC, each a special purpose entity. Legal counsel to the borrowers delivered a non-consolidation opinion in connection with the origination of the 21 - 25 West 34th Street Loan. The sponsor of the borrowers is SL Green Realty Corp. ("SL Green"). SL Green, a real estate investment trust, engages in the ownership, management, acquisition, leasing, and repositioning of commercial office properties in New York. According to the company website, its portfolio includes interests in 29 properties aggregating over 17 million square feet. The company also owns interests in five retail properties encompassing approximately 168,000 square feet and one residential redevelopment property encompassing approximately 220,000 square feet.
- o THE PROPERTY. Pursuant to the terms of an executed, triple-net lease agreement, the borrowers are obligated to demolish the existing office buildings located at the Mortgaged Property and deliver the premises to the tenant, Apple Computer, Inc. ("Apple") on or promptly after the rent commencement date of February 1, 2007. Beginning in February 2007, Apple will be required to make the rental payments as described in such executed lease agreement. Apple is obligated to construct a proposed two- or three-story retail building, planned to be approximately 27,900 square feet, on the 0.2-acre parcel after demolition by the borrowers and delivery of the premises to Apple. As of November 17, 2006, the Mortgaged Property was 100.0% leased.

It is expected that the sole tenant, Apple, will occupy the entire net

rentable area. Apple designs, manufactures and markets personal computers, digital music players, software, services, peripherals and networking solutions. Apple's products and services include the Macintosh line of desktop and notebook computers, the iPod digital music player, the iTunes Music Store and a variety of other service and support offerings. The Apple lease expires in January 2022.

- o LOCK BOX ACCOUNT. All tenant payments due under the tenant's lease are deposited into a mortgagee-designated lockbox account.
- o MANAGEMENT. Green Broadway/34 Investment LLC and Green West 34th Investment, LLC, affiliates of the sponsor, are the property managers for the Mortgaged Property securing the 21 - 25 West 34th Street Loan.

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LA JOLLA INTERNATIONAL APARTMENTS

[PHOTO OMITTED]

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LA JOLLA INTERNATIONAL APARTMENTS
