



**Kimco
Realty
Corporation**

**Kimco Realty Corporation
Supplemental Financial Information
Quarter Ended September 30, 2006**

Kimco Realty Corporation
Supplemental Financial Information
Quarter Ended September 30, 2006

Table of Contents

About the Company.....	1
Research / Rating Agency Coverage.....	2
Operating Highlights and Selected Financial Data.....	3
Condensed Consolidated Statements of Income	4
Non-GAAP Financial Measures:	
Funds from Operations	5
EBITDA.....	6
Condensed Consolidated Balance Sheets.....	7
Condensed Consolidated Statements of Cash Flows.....	8
Operating Joint Venture Schedules.....	9-10
Other Investments.....	11
Debt Schedule.....	12
<u>Kimco Combined Portfolio</u>	
Investments and Property Transactions.....	13-16
Real Estate Portfolio Statistics.....	17
Combined Major Tenant Profile.....	18
<u>Kimco Parent Portfolio</u>	
Real Estate Portfolio Composition.....	19
Leasing Summary.....	20
Geographic Diversification.....	21
Top Ten Major Tenants.....	22
Lease Expiration Schedule.....	23
<u>Development Activities</u>	
Capital Expenditures/Major Expansion Projects.....	24-25
Ground-Up Development Projects	26-27
Other Real Estate Property Interests.....	28
Glossary of Terms.....	29
Disclosure regarding Non-GAAP Financial Measures.....	30
Corporate Directory.....	31



About the Company

Kimco Realty Corporation (the "Company") is the nation's largest publicly traded owner and operator of neighborhood and community shopping centers. As of October 25, 2006, the Company had interests in 1,188 properties, totaling approximately 151.9 million square feet of GLA located in 44 states, Canada, Mexico and Puerto Rico.

The Company is self-administered and self-managed through present management, which has owned and managed neighborhood and community shopping centers for over 45 years. The executive officers are engaged in the day-to-day management and operation of real estate exclusively with the Company, with nearly all operating functions, including leasing, asset management, maintenance, construction, legal, finance and accounting administered by the Company.

The Company's primary objective has been to generate superior investment returns from its management's expertise derived from developing, owning, operating and managing retail real estate properties. Kimco's ownership interests in real estate consist of its consolidated portfolio and in portfolios where the Company owns an economic interest, such as; the Kimco Income REIT (KIR), the Kimco Retail Opportunity Portfolio (KROP) and other properties or portfolios where the Company also retains management. The Company believes that by utilizing the joint venture structure, Kimco will generate a consistent and growing stream of revenue from these long-term management contracts in addition to attractive investment returns from the properties. Kimco has also expanded its property portfolio internationally, investing in Canada through its Canadian joint venture with RioCan REIT and others, and investing selectively with operating partners in Mexico.

In addition, the Company operates complementary businesses that capitalize on its established expertise owning retail real estate. Kimco operates a merchant building business, provides preferred equity capital for real estate entrepreneurs and provides real estate capital and advisory services to both healthy and distressed retailers. The Company also makes selective investments in secondary market opportunities where a security or other investment is believed to be priced below the value of the underlying real estate.

The Company's executive offices are located at 3333 New Hyde Park Road, Suite 100, New Hyde Park, New York 11042-0020 and its telephone number is (516) 869-9000.

For more information, contact Scott Onufrey, Vice President of Investor Relations at (516) 869-7190.

This supplemental information package contains historical information based upon the books of account of the Company and is intended to supplement the Company's annual report on Form 10-K for the year ended December 31, 2005 and its unaudited quarterly financial statements. It is best read in conjunction with these other documents, particularly since this document does not contain certain explanatory notes that appear in the other documents.

Note: On August 23, 2005 the Company issued a 2 for 1 stock dividend. All per share amounts for periods prior to this stock split have been adjusted accordingly.



Research Coverage:

A.G. Edwards	David Aubuchon	(314) 955-5452
Banc of America Securities	Ross Nussbaum Christy McElroy	(212) 847-5668 (212) 847-5658
Bear Stearns	Ross Smotrich Amy Young	(212) 272-8046 (212) 272-3523
Citigroup	Jonathan Litt Ambika Goel	(212) 816-0231 (212) 816-6981
Deutsche Banc Alex. Brown	Louis Taylor	(212) 469-4912
Edward D. Jones & Company	Shawn Barnes	(314) 515-2846
Friedman Billings Ramsey	Paul Morgan	(415) 874-3412
Goldman Sachs	Dennis Maloney	(212) 902-1970
Green Street Advisors	James Sullivan	(949) 640-8780
JP Morgan Securities Inc.	Michael W. Mueller	(212) 622-6689
Lehman Brothers	David Harris	(212) 526-1790
Merrill Lynch	Steve Sakwa Craig Schmidt	(212) 449-0335 (212) 449-1944
Morgan Stanley Dean Witter	Matthew Ostrower	(212) 761-6284
Morningstar	Ryan Dobratz	(312) 384-4030
Raymond James & Associates	Paul D. Puryear Ken Avalos	(727) 573-3800 (727) 573-3800
RBC Capital Markets	Rich Moore	(216) 378-7625
Stifel Nicolaus	David Fick	(410) 454-5018
UBS Investment Research	Scott Crowe	(212) 713-1419
Wachovia Securities	Jeffrey Donnelly Eric Rothman	(617) 603-4262 (617) 603-4263

Rating Agency Coverage:

Moody's Investor Service	Merrie Frankel	(212) 553-3652
Standard & Poors	James Fielding	(212) 438-2452

KIMCO REALTY CORPORATION
OPERATING HIGHLIGHTS
(in thousands, except per share information)

	Three Months Ended Sept 30,			Nine Months Ended Sept 30,			Three Months
	2006	2005	% CHANGE	2006	2005	% CHANGE	Ended 6/30/06
FUNDS FROM OPERATIONS	\$ 138,599	\$ 116,266	19.2%	\$ 396,514	\$ 337,244	17.6%	\$ 133,310
FFO PER COMMON SHARE							
- Basic	\$ 0.58	\$ 0.51	13.7%	\$ 1.67	\$ 1.49	12.1%	\$ 0.55
- Diluted	\$ 0.56 (2)	\$ 0.50 (2)	12.0%	\$ 1.63 (2)	\$ 1.45 (2)	12.4%	\$ 0.54 (2)
INCOME FROM CONTINUING OPERATIONS	\$ 88,764	\$ 76,904	15.4%	\$ 263,366	\$ 236,798	11.2%	\$ 91,717
INCOME FROM CONTINUING OPERATIONS PER SHARE - Basic	\$ 0.36	\$ 0.33	9.1%	\$ 1.08	\$ 1.01	6.9%	\$ 0.37
- Diluted	\$ 0.35 (1)	\$ 0.32 (1)	9.4%	\$ 1.05 (3)	\$ 0.99 (1)	6.1%	\$ 0.36 (3)
NET INCOME	\$ 91,427	\$ 85,343	7.1%	\$ 296,360	\$ 255,961	15.8%	\$ 108,744
NET INCOME PER COMMON SHARE							
- Basic	\$ 0.37	\$ 0.36	2.8%	\$ 1.21	\$ 1.09	11.0%	\$ 0.44
- Diluted	\$ 0.36 (1)	\$ 0.36 (1)	0.0%	\$ 1.19 (3)	\$ 1.07 (1)	11.2%	\$ 0.43 (3)
WEIGHTED AVERAGE SHARES OUTSTANDING FOR NET INCOME CALCULATIONS:							
-Basic	241,002	227,017		236,789	226,310		240,554
Units	-	-		727	-		633
Dilutive Effect of Options	5,144	4,716		4,869	4,275		4,861
-Diluted	246,146 (1)	231,733 (1)		242,385 (3)	230,585 (1)		246,048 (3)
WEIGHTED AVERAGE SHARES OUTSTANDING FOR FFO CALCULATIONS:							
-Basic	241,002	227,017		236,789	226,310		240,554
Units	6,476	4,766		5,888	4,767		5,802
Dilutive Effect of Options	5,144	4,716		4,869	4,275		4,861
-Diluted	252,622 (2)	236,499 (2)		247,546 (2)	235,352 (2)		251,217 (2)
NET OPERATING INCOME (4)	\$ 175,875	\$ 146,199	20.3%	\$ 508,119	\$ 427,716	18.8%	\$ 174,304
DIVIDENDS PER COMMON SHARE	\$ 0.36	\$ 0.33	9.1%	\$ 1.02	\$ 0.94	8.5%	\$ 0.33
EBITDA (including prorata share of joint ventures) (5)	\$ 222,193	\$ 175,825	26.4%	\$ 622,850	\$ 516,378	20.6%	\$ 205,784
RETURN ON INVESTED CAPITAL	10.8%	11.6%		10.7%	11.2%		10.6%

(1) THE POTENTIAL IMPACT IF CERTAIN UNITS WERE CONVERTED TO COMMON STOCK AT THE BEGINNING OF EACH PERIOD PRESENTED WOULD HAVE AN ANTI-DILUTIVE EFFECT ON NET INCOME AND THEREFORE HAVE NOT BEEN INCLUDED.

(2) REFLECTS THE POTENTIAL IMPACT IF CERTAIN UNITS WERE CONVERTED TO COMMON STOCK AT THE BEGINNING OF THE PERIOD FUNDS FROM OPERATIONS WOULD BE INCREASED BY \$2,544 AND \$1,739 FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2006 AND 2005, RESPECTIVELY AND \$6,733 AND \$4,954 FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2006 AND 2005, RESPECTIVELY. FOR THE THREE MONTHS ENDED JUNE 30, 2006 FUNDS FROM OPERATIONS WOULD BE INCREASED BY \$2,103.

(3) REFLECTS THE POTENTIAL IMPACT IF CERTAIN UNITS WERE CONVERTED TO COMMON STOCK AT THE BEGINNING OF THE PERIOD. NET INCOME WOULD BE INCREASED BY \$747 FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2006. NET INCOME WOULD BE INCREASED BY \$208 FOR THE THREE MONTHS ENDED JUNE 30, 2006.

(4) NET OPERATING INCOME IS DEFINED AS REVENUES FROM RENTAL PROPERTY LESS OPERATING AND MAINTENANCE, REAL ESTATE TAXES AND RENT EXPENSE FROM CONTINUING OPERATIONS INCLUDING THE PRORATA SHARE OF OUR REAL ESTATE JOINT VENTURES PLUS NET OPERATING INCOME FROM DISCONTINUED OPERATIONS.

(5) EBITDA IS DEFINED AS EARNINGS BEFORE INTEREST, INCOME TAXES, DEPRECIATION AND AMORTIZATION, GAIN ON SALES/TRANSFERS OF OPERATING PROPERTIES, GAIN/LOSS ON EARLY EXTINGUISHMENT OF DEBT AND LOSSES ON OPERATING PROPERTIES HELD FOR SALE/SOLD/TRANSFERRED.

SELECTED FINANCIAL DATA

	Sept 30, 2006	June 30, 2006	March 31, 2006	Dec 31, 2005	Sept 30, 2005
MARKET DATA					
SHARES OUTSTANDING	241,372	240,645	240,449	228,059	227,253
DOWNREIT UNITS	6,687	6,468	5,622	4,766	4,766
MARKET PRICE PER SHARE (at end of period)	\$ 42.87	\$ 36.49	\$ 40.64	\$ 32.08	\$ 31.42
EQUITY MARKET CAPITALIZATION (at end of period price) (includes \$175.0 million liquidation preference in preferred stock)	10,809,303	9,192,203	10,175,322	7,644,033	7,465,037
TOTAL DEBT	3,352,623	3,138,854	2,874,994	2,691,196	2,357,129
TOTAL MARKET CAPITALIZATION	\$ 14,161,926	\$ 12,331,057	\$ 13,050,316	\$ 10,335,229	\$ 9,822,166
TOTAL DEBT TO MARKET CAPITALIZATION	.24:1	.25:1	.22:1	.26:1	.24:1
CAPITAL AVAILABILITY:					
CASH ON HAND	\$ 157,213	\$ 142,017	\$ 158,878	\$ 76,273	\$ 69,940
MARKETABLE SECURITIES	191,844	203,479	206,577	206,452	204,996
AVAILABLE UNDER LINE OF CREDIT	700,263	842,186	1,004,149	770,466	901,063
	<u>\$ 1,049,320</u>	<u>\$ 1,187,682</u>	<u>\$ 1,369,604</u>	<u>\$ 1,053,191</u>	<u>\$ 1,175,999</u>
DIVIDEND DATA					
COMMON DIVIDEND PER SHARE	\$ 0.36	\$ 0.33	\$ 0.33	\$ 0.33	\$ 0.33
PAYOUT RATIO ("BASIC" per share basis)	62.6%	59.5%	61.1%	58.9%	64.7%
OPERATIONAL STATISTICS					
SAME SITE NOI	4.3%	5.5%	5.5%	3.3%	3.8%
NET OPERATING INCOME MARGIN	73.0%	73.2%	73.2%	73.4%	74.4%
DEBT SERVICE COVERAGE	3.7x	3.6x	3.8x	4.1x	4.1x
FIXED CHARGE COVERAGE	3.4x	3.4x	3.6x	3.8x	3.8x
OPERATING COSTS/TOTAL OPERATING REVENUES	4.6%	4.2%	4.6%	5.4%	4.7%

KIMCO REALTY CORPORATION
CONDENSED CONSOLIDATED STATEMENTS OF INCOME
(in thousands, except per share data)
(unaudited)

	Three Months Ended Sept 30,		% CHANGE	Nine Months Ended Sept 30,		% CHANGE	Three Months
	2006	2005		2006	2005		Ended 6/30/06
REVENUES FROM RENTAL PROPERTIES	\$ 153,789	\$ 128,311	19.9%	\$ 446,078	\$ 381,507	16.9%	\$ 150,994
RENTAL PROPERTY EXPENSES:							
RENT	2,978	2,558		8,835	7,671		2,944
REAL ESTATE TAXES	19,821	16,471		57,145	48,502		19,838
OPERATING AND MAINTENANCE	18,664	13,576		53,938	44,253		17,771
	<u>41,463</u>	<u>32,605</u>		<u>119,918</u>	<u>100,426</u>		<u>40,553</u>
NET OPERATING INCOME	112,326	95,706	17.4%	326,160	281,081	16.0%	110,441
INCOME FROM OTHER REAL ESTATE INVESTMENTS	27,192	13,085		60,939	41,098		15,430
MORTGAGE FINANCING INCOME	2,847	3,303		15,758	9,873		8,716
MANAGEMENT AND OTHER FEE INCOME	9,819	6,946		29,554	22,076		12,340
DEPRECIATION AND AMORTIZATION	(36,842)	(25,902)		(101,714)	(77,496)		(35,547)
	<u>115,342</u>	<u>93,138</u>	23.8%	<u>330,697</u>	<u>276,632</u>	19.5%	<u>111,380</u>
INTEREST, DIVIDENDS AND OTHER INVESTMENT INCOME	14,109	9,134		38,453	17,607		12,054
OTHER (EXPENSE)/INCOME, NET	(159)	(1,810)		8,740	9,346		(3,133)
INTEREST EXPENSE	(45,384)	(33,652)		(127,297)	(92,287)		(42,010)
GENERAL AND ADMINISTRATIVE EXPENSES	<u>(22,624)</u>	<u>(14,084)</u>		<u>(55,923)</u>	<u>(38,834)</u>		<u>(16,567)</u>
	61,284	52,726	16.2%	194,670	172,464	12.9%	61,724
BENEFIT/(PROVISION) FOR INCOME TAXES	(2,454)	935		(775)	(3,892)		3,256
EQUITY IN INCOME OF REAL ESTATE JOINT VENTURES, NET	29,286	18,052		72,798	57,140		26,761
MINORITY INTERESTS IN INCOME, NET	(5,746)	(3,612)		(19,561)	(10,582)		(8,053)
GAIN ON SALE OF DEVELOPMENT PROPERTIES							
NET OF TAX OF \$4,262, \$2,433, \$9,893, \$9,575 AND \$4,423 RESPECTIVELY	6,394	8,121		14,840	18,835		6,635
INCOME FROM CONTINUING OPERATIONS	88,764	76,222	16.5%	261,972	233,965	12.0%	90,323
DISCONTINUED OPERATIONS:							
INCOME FROM DISCONTINUED OPERATING PROPERTIES	1,394	3,526		3,998	7,482		875
MINORITY INTEREST ON DISCONTINUED OPERATING PROPERTIES	(7)	(51)		(1,522)	(129)		(1,464)
LOSS ON OPERATING PROPERTIES HELD FOR SALE/SOLD	-	-		-	(2,615)		(813)
GAIN ON DISPOSITION OF OPERATING PROPERTIES, NET OF TAX	1,276	4,964		31,331	14,425		18,429
INCOME FROM DISCONTINUED OPERATIONS	2,663	8,439		32,994	19,163		17,027
GAIN ON TRANSFER OF OPERATING PROPERTIES (1)	-	-		1,394	2,301		1,394
LOSS ON TRANSFER OF OPERATING PROPERTIES (1)	-	-		-	(150)		-
GAIN ON SALE OF OPERATING PROPERTIES (1)	-	682		-	682		-
	<u>-</u>	<u>682</u>		<u>1,394</u>	<u>2,833</u>		<u>1,394</u>
NET INCOME	91,427	85,343	7.1%	296,360	255,961	15.8%	108,744
PREFERRED DIVIDENDS	<u>(2,909)</u>	<u>(2,909)</u>		<u>(8,728)</u>	<u>(8,728)</u>		<u>(2,909)</u>
NET INCOME AVAILABLE TO COMMON SHAREHOLDERS	\$ 88,518	\$ 82,434	7.4%	\$ 287,632	\$ 247,233	16.3%	\$ 105,835
PER COMMON SHARE:							
INCOME FROM CONTINUING OPERATIONS:							
- BASIC	\$ 0.36	\$ 0.33	9.1%	\$ 1.08	\$ 1.01	6.9%	\$ 0.37
- DILUTED	\$ 0.35 (3)	\$ 0.32 (3)	9.4%	\$ 1.05 (2)	\$ 0.99 (3)	6.1%	\$ 0.36 (2)
NET INCOME:							
- BASIC	\$ 0.37	\$ 0.36	2.8%	\$ 1.21	\$ 1.09	11.0%	\$ 0.44
- DILUTED	\$ 0.36 (3)	\$ 0.36 (3)	0.0%	\$ 1.19 (2)	\$ 1.07 (3)	11.2%	\$ 0.43 (2)
WEIGHTED AVERAGE SHARES OUTSTANDING FOR NET INCOME CALCULATIONS:							
- BASIC	241,002	227,017		236,789	226,310		240,554
- DILUTED	246,146 (3)	231,733 (3)		242,385 (2)	230,585 (3)		246,048 (2)

RECLASSIFICATIONS:

CERTAIN AMOUNTS IN THE PRIOR PERIOD HAVE BEEN RECLASSIFIED IN ORDER TO CONFORM WITH THE CURRENT PERIOD'S PRESENTATION.

(1) INCLUDED IN THE CALCULATION OF INCOME FROM CONTINUING OPERATIONS PER SHARE IN ACCORDANCE WITH SEC GUIDELINES

(2) REFLECTS THE POTENTIAL IMPACT IF CERTAIN UNITS WERE CONVERTED TO COMMON STOCK AT THE BEGINNING OF THE PERIOD. NET INCOME WOULD BE INCREASED BY \$747 FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2006. NET INCOME WOULD BE INCREASED BY \$208 FOR THE THREE MONTHS ENDED JUNE 30, 2006.

(3) REFLECTS THE POTENTIAL IMPACT IF CERTAIN UNITS WERE CONVERTED TO COMMON STOCK AT THE BEGINNING OF THE PERIOD. THE IMPACT OF THE CONVERSION WOULD HAVE AN ANTI-DILUTIVE EFFECT ON NET INCOME AND THEREFORE HAVE NOT BEEN INCLUDED.

KIMCO REALTY CORPORATION
FUNDS FROM OPERATIONS
(in thousands, except per share data)
(unaudited)

	Three Months Ended Sept 30,		% CHANGE	Nine Months Ended Sept 30,		% CHANGE	Three Months Ended 06/30/06
	2006	2005		2006	2005		
FUNDS FROM OPERATIONS							
NET INCOME	\$ 91,427	\$ 85,343	7.1%	\$ 296,360	\$ 255,961	15.8%	\$ 108,744
GAIN ON DISPOSITION OF OPERATING PROPERTIES, NET OF MINORITY INTERESTS	(1,283)	(5,646)		(31,072)	(17,408)		(18,163)
GAIN ON DISPOSITION OF JOINT VENTURE OPERATING PROPERTIES	(4,120)	-		(12,442)	(8,930)		(6,589)
DEPRECIATION AND AMORTIZATION	36,934	26,671		102,228	80,563		35,617
DEPRECIATION AND AMORTIZATION - REAL ESTATE JV'S, NET OF MINORITY INTERESTS	18,550	12,807		50,168	35,786		16,610
PREFERRED STOCK DIVIDENDS	<u>(2,909)</u>	<u>(2,909)</u>		<u>(8,728)</u>	<u>(8,728)</u>		<u>(2,909)</u>
FUNDS FROM OPERATIONS	<u>\$ 138,599</u>	<u>\$ 116,266</u>	19.2%	<u>\$ 396,514</u>	<u>\$ 337,244</u>	17.6%	<u>\$ 133,310</u>
PER COMMON SHARE - Basic	<u>\$ 0.58</u>	<u>\$ 0.51</u>	13.7%	<u>\$ 1.67</u>	<u>\$ 1.49</u>	12.1%	<u>\$ 0.55</u>
- Diluted	<u>\$ 0.56</u> (1)	<u>\$ 0.50</u> (1)	12.0%	<u>\$ 1.63</u> (1)	<u>\$ 1.45</u> (1)	12.4%	<u>\$ 0.54</u> (1)
WEIGHTED AVERAGE SHARES OUTSTANDING							
-BASIC	<u>241,002</u>	<u>227,017</u>		<u>236,789</u>	<u>226,310</u>		<u>240,554</u>
-DILUTED	<u><u>252,622</u></u> (1)	<u><u>236,499</u></u> (1)		<u><u>247,546</u></u> (1)	<u><u>235,352</u></u> (1)		<u><u>251,217</u></u> (1)

(1) REFLECTS THE POTENTIAL IMPACT IF CERTAIN UNITS WERE CONVERTED TO COMMON STOCK AT THE BEGINNING OF THE PERIOD FUNDS FROM OPERATIONS WOULD BE INCREASED BY \$2,544 AND \$1,739 FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2006 AND 2005, RESPECTIVELY AND \$6,733 AND \$4,954 FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2006 AND 2005, RESPECTIVELY. FOR THE THREE MONTHS ENDED JUNE 30, 2006 FUNDS FROM OPERATIONS WOULD BE INCREASED BY \$2,103.

KIMCO REALTY CORPORATION
RECONCILIATION OF CERTAIN NON-GAAP FINANCIAL MEASURES
(in thousands)
(unaudited)

	Three Months Ended Sept 30,			Nine Months Ended Sept 30,			Three Months Ended June 30, 2006
	2006	2005	% CHANGE	2006	2005	% CHANGE	
EBITDA							
NET INCOME	\$ 91,427	\$ 85,343	7.1%	296,360	\$ 255,961	15.8%	\$ 108,744
INTEREST	45,384	33,652		127,297	92,287		42,010
INTEREST DISCONTINUED OPERATIONS	99	238		309	558		93
DEPRECIATION AND AMORTIZATION	36,842	25,902		101,714	77,496		35,547
DEPRECIATION AND AMORTIZATION- DISCONTINUED OPERATIONS	124	769		779	3,067		293
GAIN ON SALE OF OPERATING PROPERTIES, NET OF MINORITY INTERESTS	(1,283)	(5,646)		(31,286)	(17,408)		(18,377)
GAIN ON SALE OF JOINT VENTURE OPERATING PROPERTIES	(4,120)	-		(12,442)	(8,930)		(6,589)
LOSS ON OPERATING PROPERTIES HELD FOR SALE/SOLD	-	-		813	2,765		813
PROVISION FOR INCOME TAXES	6,716	1,498		10,668	13,648		1,166
PROVISION FOR INCOME TAXES-DISCONTINUED OPERATIONS	55	75		120	-		21
PRORATA SHARE OF INTEREST EXPENSE - REAL ESTATE JV'S	28,399	21,187		78,350	61,148		25,453
PRORATA SHARE OF DEPRECIATION AND AMORTIZATION - REAL ESTATE JV'S	18,550	12,807		50,168	35,786		16,610
EBITDA	\$ 222,193	\$ 175,825	26.4%	\$ 622,850	\$ 516,378	20.6%	\$ 205,784
NET OPERATING INCOME							
REAL ESTATE OPERATIONS:							
REVENUES FROM RENTAL PROPERTY	\$ 153,789	\$ 128,311	19.9%	\$ 446,078	\$ 381,507	16.9%	\$ 150,994
RENTAL PROPERTY EXPENSES:							
RENT	2,978	2,558		8,835	7,671		2,944
REAL ESTATE TAXES	19,821	16,471		57,145	48,502		19,838
OPERATING AND MAINTENANCE	18,664	13,576		53,938	44,253		17,771
	<u>41,463</u>	<u>32,605</u>		<u>119,918</u>	<u>100,426</u>		<u>40,553</u>
NET OPERATING INCOME	112,326	95,706	17.4%	326,160	281,081	16.0%	110,441
NET OPERATING INCOME FROM DISCONTINUED OPERATIONS	855	2,787		3,879	8,831		1,046
KIMCO'S PRORATA SHARE OF JOINT VENTURE NOI							
KIMCO'S SHARE OF KIR NOI	19,801	17,281		55,743	52,323		18,063
KIMCO'S SHARE OF KIR NOI - DISCONTINUED OPERATIONS	(38)	54		34	318		43
KIMCO'S SHARE OF KROP NOI	2,553	2,515		7,430	7,124		2,230
KIMCO'S SHARE OF KROP NOI -DISCONTINUED OPERATIONS	72	812		670	2,404		270
KIMCO'S SHARE OF OTHER STRATEGIC 3RD PARTY PROGRAMS	8,885	5,964		24,141	16,657		7,977
KIMCO'S SHARE OF CANADA NOI	13,673	11,347		44,364	33,517		17,897
KIMCO'S SHARE OF OTHER REAL ESTATE JV'S NOI	20,540	9,962		52,403	26,736		18,543
MINORITY INTERESTS SHARE OF NOI	(2,792)	(229)		(6,705)	(1,275)		(2,206)
NET OPERATING INCOME INCLUDING JOINT VENTURES	\$ 175,875	\$ 146,199	20.3%	\$ 508,119	\$ 427,716	18.8%	\$ 174,304
OTHER FINANCIAL DATA							
DEFERRED RENTS	1,000	800		3,000	3,800		500
FAS 141 RENT, NET	4,113	1,335		10,604	4,356		3,976
PRINCIPAL AMORTIZATION OF DEBT-RECURRING	3,156	2,314		7,969	6,012		2,288
AMORTIZATION OF WOOLCO INVESTMENT	350	350		1,050	1,050		350

KIMCO REALTY CORPORATION
CONDENSED CONSOLIDATED BALANCE SHEETS
(in thousands, except share information)
(unaudited)

	September 30, 2006	June 30, 2006	DECEMBER 31, 2005
ASSETS:			
OPERATING REAL ESTATE, NET OF ACCUMULATED DEPRECIATION OF \$798,418, \$768,973, AND \$740,127, RESPECTIVELY	\$ 3,963,461	\$ 3,856,241	\$ 3,209,158
INVESTMENTS AND ADVANCES IN REAL ESTATE JOINT VENTURES	880,682	817,953	735,648
REAL ESTATE UNDER DEVELOPMENT	911,267	809,024	611,121
OTHER REAL ESTATE INVESTMENTS	443,841	388,466	283,035
MORTGAGES AND OTHER FINANCING RECEIVABLES	157,213	142,017	132,675
CASH AND CASH EQUIVALENTS	102,795	122,346	76,273
MARKETABLE SECURITIES	191,844	203,479	206,452
ACCOUNTS AND NOTES RECEIVABLE	75,763	65,548	64,329
OTHER ASSETS	396,940	356,776	215,945
	<u>\$ 7,123,806</u>	<u>\$ 6,761,850</u>	<u>\$ 5,534,636</u>
LIABILITIES:			
NOTES PAYABLE	2,583,912	2,389,037	2,147,405
MORTGAGES PAYABLE	494,961	488,111	315,336
CONSTRUCTION LOANS PAYABLE	273,750	261,706	228,455
DIVIDENDS PAYABLE	89,803	82,323	78,169
OTHER LIABILITIES	396,556	338,594	255,213
	<u>3,838,982</u>	<u>3,559,771</u>	<u>3,024,578</u>
MINORITY INTERESTS	<u>367,699</u>	<u>308,799</u>	<u>122,844</u>
STOCKHOLDERS' EQUITY:			
PREFERRED STOCK, \$1.00 PAR VALUE, AUTHORIZED 3,600,000 SHARES			
CLASS F PREFERRED STOCK, \$1.00 PAR VALUE, AUTHORIZED 700,000 SHARES ISSUED AND OUTSTANDING 700,000 SHARES	700	700	700
AGGREGATE LIQUIDATION PREFERENCE \$175,000			
COMMON STOCK, \$.01 PAR VALUE, AUTHORIZED 300,000,000 SHARES ISSUED 241,918,360, 241,192,479, OUTSTANDING 241,371,780, 240,645,899, IN 2006, RESPECTIVELY, ISSUED AND OUTSTANDING 228,059,056 in 2005	2,414	2,406	2,281
PAID-IN CAPITAL	2,761,250	2,740,934	2,255,332
RETAINED EARNINGS	101,830	100,213	59,855
	<u>2,866,194</u>	<u>2,844,253</u>	<u>2,318,168</u>
ACCUMULATED OTHER COMPREHENSIVE INCOME	50,931	49,027	69,046
	<u>2,917,125</u>	<u>2,893,280</u>	<u>2,387,214</u>
	<u>\$ 7,123,806</u>	<u>\$ 6,761,850</u>	<u>\$ 5,534,636</u>

KIMCO REALTY CORPORATION
CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
(in thousands)
(unaudited)

	Nine Months Ended September 30,	
	2006	2005
Cash flow from operating activities:		
Net income	\$ 296,360	\$ 255,961
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	102,493	80,563
Loss on operating properties held for sale/sold/transferred	813	2,765
Gain on sale of development properties	(24,733)	(28,410)
Gain on sale/transfer of operating properties	(34,813)	(17,408)
Minority interests in income of partnerships, net	21,083	10,711
Equity in income of real estate joint ventures, net	(72,798)	(57,140)
Income from other real estate investments	(50,954)	(32,329)
Distributions from joint ventures	104,125	87,544
Change in accounts and notes receivable	(9,689)	(11,319)
Change in accounts payable and accrued expenses	52,862	31,533
Change in other operating assets and liabilities	(23,876)	(2,139)
Net cash flow provided by operating activities	<u>360,873</u>	<u>320,332</u>
Cash flow from investing activities:		
Acquisition of and improvements to operating real estate	(484,113)	(278,883)
Acquisition of and improvements to real estate under development	(388,795)	(271,063)
Investment in marketable securities	(62,548)	(70,807)
Proceeds from sale of marketable securities	52,774	27,537
Proceeds from transferred operating properties	129,880	128,537
Investments and advances to real estate joint ventures	(226,214)	(173,359)
Reimbursements of advances to real estate joint ventures	116,301	108,389
Other real estate investments	(203,618)	(93,177)
Reimbursements of advances to other real estate investments	41,060	13,912
Investment in mortgage loans receivable	(111,701)	(68,379)
Collection of mortgage loans receivable	87,294	65,791
Other investments	(101,100)	-
Settlement of net investment hedges	(953)	(34,580)
Proceeds from sale of operating properties	74,482	49,283
Proceeds from sale of development properties	122,408	204,142
Net cash flow used for investing activities	<u>(954,843)</u>	<u>(392,657)</u>
Cash flow from financing activities:		
Principal payments on debt, excluding normal amortization of rental property debt	(45,225)	(52,259)
Principal payments on rental property debt	(8,126)	(6,338)
Principal payments on construction loan financings	(55,217)	(70,019)
Proceeds from mortgage/construction loan financings	136,273	216,430
Borrowings under revolving credit facilities	315,663	74,316
Repayment of borrowings under revolving credit facilities	(234,419)	(151,326)
Proceeds from issuance of unsecured notes	478,947	422,429
Repayment of unsecured notes	(130,000)	(130,250)
Financing origination costs	(10,774)	(7,854)
Redemption of minority interests in real estate partnerships	(28,388)	(12,520)
Dividends paid	(242,750)	(215,441)
Proceeds from issuance of stock	444,508	36,877
Net cash flow provided by financing activities	<u>620,492</u>	<u>104,045</u>
Change in cash and cash equivalents	26,522	31,720
Cash and cash equivalents, beginning of period	76,273	38,220
Cash and cash equivalents, end of period	<u>\$ 102,795</u>	<u>\$ 69,940</u>
Interest paid during the period (net of capitalized interest of \$15,335, and \$8,567, respectively)	<u>\$ 95,357</u>	<u>\$ 72,981</u>
Income taxes paid during the period	<u>\$ 6,850</u>	<u>\$ 11,596</u>
Supplemental schedule of noncash investing/financing activities:		
Acquisition of real estate interests by issuance of common stock and/or assumption of mortgage debt	<u>\$ 220,342</u>	<u>\$ 18,804</u>
Disposition/transfer of real estate interests by assignment of mortgage debt	<u>\$ 3,863</u>	<u>\$ 124,683</u>
Acquisition of real estate interests by issuance of downREIT units	<u>\$ 207,496</u>	<u>\$ -</u>
Disposition/transfer of real estate interest by assignment of downREIT units	<u>\$ -</u>	<u>\$ 4,236</u>
Acquisition of real estate interests through proceeds held in escrow	<u>\$ 42,136</u>	<u>\$ -</u>
Proceeds held in escrow through sale of real estate interest	<u>\$ 41,421</u>	<u>\$ 23,144</u>
Acquisition of real estate through the issuance of an unsecured obligation	<u>\$ 10,586</u>	<u>\$ -</u>
Declaration of dividends paid in succeeding period	<u>\$ 89,803</u>	<u>\$ 77,903</u>
Consolidation of Kimsouth:		
Increase in real estate and other assets	<u>\$ 28,377</u>	<u>\$ -</u>
Increase in mortgages payable and other liabilities	<u>\$ 28,377</u>	<u>\$ -</u>

KIMCO REALTY CORPORATION
OPERATING JOINT VENTURE INCOME SUMMARY
THREE MONTHS ENDED SEPTEMBER 30, 2006
(in thousands)

VENTURE	TOTAL REVENUES	OPERATING EXPENSES	NET OPERATING INCOME	MORTGAGE INTEREST	OTHER (INCOME) EXPENSES	GAIN ON SALE	DEPRECIATION & AMORTIZATION	INCOME/(LOSS) DISCONTINUED OPERATIONS	NET INCOME	KIMCO SHARE OF NET INCOME (1)	KIMCO SHARE OF FFO
STRATEGIC 3RD PARTY PROGRAMS											
KIMCO INCOME REIT	\$ 55,641	\$ 13,241	\$ 42,400	\$ 19,961	\$ 385	\$ -	\$ 9,863	\$ -	\$ 12,191	\$ 6,053	\$ 10,419
KIMCO/GE INVESTMENT PROGRAMS *	\$ 17,318	\$ 4,532	\$ 12,786	\$ 5,315	\$ 118	\$ 5,152	\$ 5,109	\$ (486)	\$ 6,910	\$ 10,829 (2)	\$ 10,738 (2)
KIMCO INCOME FUND I	\$ 7,818	\$ 1,668	\$ 6,150	\$ 2,437	\$ 256	\$ -	\$ 2,171	\$ -	\$ 1,286	\$ 281	\$ 603
PL RETAIL LLC	\$ 25,822	\$ 7,901	\$ 17,921	\$ 10,937	\$ 278	\$ 8,287	\$ 6,491	\$ 2,260	\$ 10,762	\$ 580	\$ 1,551
KUBS	\$ 16,637	\$ 3,723	\$ 12,914	\$ 6,699	\$ 273	\$ -	\$ 7,004	\$ -	\$ (1,062)	\$ 51	\$ 1,364
OTHER INSTITUTIONAL PROGRAMS	\$ 22,748	\$ 5,327	\$ 17,421	\$ 8,267	\$ (1,204)	\$ 5,144	\$ 5,798	\$ -	\$ 9,704	\$ 1,074	\$ 1,389
OTHER ASSETS HELD IN JOINT VENTURES											
US PROPERTIES	\$ 39,568	\$ 11,744	\$ 27,824	\$ 10,230	\$ 903	\$ 716	\$ 9,770	\$ -	\$ 7,637	\$ 3,283	\$ 7,851
CANADA PROPERTIES	\$ 50,773	\$ 20,501	\$ 30,272	\$ 11,220	\$ 2,165	\$ -	\$ 6,658	\$ -	\$ 10,229	\$ 5,133	\$ 8,670
MEXICO PROPERTIES	\$ 12,899	\$ 2,008	\$ 10,891	\$ 3,242	\$ 388	\$ -	\$ 3,081	\$ -	\$ 4,180	\$ 2,101	\$ 3,633
	<u>\$ 249,224</u>	<u>\$ 70,645</u>	<u>\$ 178,579</u>	<u>\$ 78,308</u>	<u>\$ 3,562</u>	<u>\$ 19,299</u>	<u>\$ 55,945</u>	<u>\$ 1,774</u>	<u>\$ 61,837</u>	<u>\$ 29,385</u>	<u>\$ 46,218</u>

KIMCO REALTY CORPORATION
OPERATING JOINT VENTURE INCOME SUMMARY
NINE MONTHS ENDED SEPTEMBER 30, 2006
(in thousands)

VENTURE	TOTAL REVENUES	OPERATING EXPENSES	NET OPERATING INCOME	MORTGAGE INTEREST	OTHER (INCOME) EXPENSES	GAIN ON SALE	DEPRECIATION & AMORTIZATION	INCOME/(LOSS) DISCONTINUED OPERATIONS	NET INCOME	KIMCO SHARE OF NET INCOME (1)	KIMCO SHARE OF FFO
STRATEGIC 3RD PARTY PROGRAMS											
KIMCO INCOME REIT	\$ 165,686	\$ 40,279	\$ 125,407	\$ 60,138	\$ 49	\$ 1,621	\$ 29,435	\$ -	\$ 37,406	\$ 17,891	\$ 30,041
KIMCO/GE INVESTMENT PROGRAMS *	\$ 50,756	\$ 13,568	\$ 37,188	\$ 16,238	\$ (27)	\$ 63,178	\$ 15,301	\$ (2,027)	\$ 66,827	\$ 17,947 (2)	\$ 13,911 (2)
KIMCO INCOME FUND I	\$ 23,975	\$ 5,278	\$ 18,697	\$ 7,318	\$ 699	\$ -	\$ 6,493	\$ -	\$ 4,187	\$ 890	\$ 1,853
PL RETAIL LLC	\$ 75,701	\$ 21,592	\$ 54,109	\$ 31,818	\$ 225	\$ 12,007	\$ 20,066	\$ 2,379	\$ 16,386	\$ 1,791	\$ 4,454
KUBS	\$ 35,142	\$ 8,332	\$ 26,810	\$ 11,968	\$ 832	\$ -	\$ 13,711	\$ -	\$ 299	\$ 555	\$ 3,209
OTHER INSTITUTIONAL PROGRAMS	\$ 59,008	\$ 14,087	\$ 44,921	\$ 20,493	\$ (721)	\$ 5,144	\$ 15,110	\$ -	\$ 15,183	\$ 1,588	\$ 3,515
OTHER ASSETS HELD IN JOINT VENTURES											
US PROPERTIES	\$ 101,254	\$ 30,109	\$ 71,145	\$ 28,423	\$ 1,639	\$ 2,122	\$ 20,614	\$ -	\$ 22,591	\$ 10,272	\$ 19,613
CANADA PROPERTIES	\$ 139,388	\$ 54,265	\$ 85,123	\$ 31,634	\$ 3,858	\$ -	\$ 18,642	\$ -	\$ 30,989	\$ 15,594	\$ 25,308
MEXICO PROPERTIES	\$ 40,265	\$ 8,962	\$ 31,303	\$ 9,417	\$ 235	\$ -	\$ 8,919	\$ -	\$ 12,732	\$ 6,476	\$ 10,922
	<u>\$ 691,175</u>	<u>\$ 196,472</u>	<u>\$ 494,703</u>	<u>\$ 217,447</u>	<u>\$ 6,789</u>	<u>\$ 84,072</u>	<u>\$ 148,291</u>	<u>\$ 352</u>	<u>\$ 206,600</u>	<u>\$ 73,004</u>	<u>\$ 112,826</u>

(1) Represents Kimco's percentage share of the operating joint ventures net income after adjusting for Kimco's management and other fees included in the venture's operating expenses

(2) Includes \$9.3 in promote income to Kimco as a result of KROP I returns exceeding the minimum IRR hurdle per the JV agreement

Note: Does not include depreciation adjustment for Kimco's share of minority interests depreciation and incidental operations on various development projects shown on balance sheet in Real Estate Under Development.

* Includes two properties acquired in a new GE joint venture program called KROP II

KIMCO REALTY CORPORATION
INVESTMENTS IN REAL ESTATE JOINT VENTURES
September 30, 2006
(in thousands)

VENTURE	NUMBER OF PROPERTIES	TOTAL GLA	INVESTMENT IN REAL ESTATE	OTHER ASSETS (LIAB)	MORTGAGES AND NOTES PAYABLE	OWNERSHIP INTEREST	AVERAGE INTEREST RATE	AVERAGE REMAINING TERM	% FIXED RATE	% VARIABLE RATE
<u>STRATEGIC 3RD PARTY PROGRAMS</u>										
KIMCO INCOME REIT	67	14,108	1,669,179	49,620	1,105,951	45.00%	7.06%	52.2	98.00%	2.00%
KIMCO/GE INVESTMENT PROGRAMS **	31	4,954	624,633	39,476	419,880	20.00%	6.19%	45.5	84.96%	15.04%
KIMCO INCOME FUND I	12	1,518	276,554	15,356	178,266	15.15%	5.48%	100.1	100.00%	0.00%
PL RETAIL LLC	23	5,826	967,067	32,333	723,383	15.00%	6.46%	29.9	65.57%	34.43%
KUBS	29	4,711	883,423	16,066	514,021	18.91% *	5.60%	99.4	100.00%	0.00%
OTHER INSTITUTIONAL PROGRAMS	66	5,128	948,832	(16,389)	606,482	15.12% *	5.47%	63.1	100.00%	0.00%
<u>OTHER ASSETS HELD IN JOINT VENTURES</u>										
US PROPERTIES ***	128	13,315	1,403,952	36,650	1,002,446	38.42% *	6.40%	53.1	56.68%	43.32%
CANADA PROPERTIES	45	9,377	1,151,398	20,376	733,330	52.54% *	6.40%	67.7	97.12%	2.88%
MEXICO PROPERTIES	67	7,571	416,006	6,050	227,800	51.68% *	6.74%	58.0	100.00%	0.00%
	468	66,508	8,341,044	199,538	5,511,559					

Excludes various development projects shown on balance sheet in Real Estate Under Development.

* Ownership % is a blended rate

** Includes two properties acquired in a new GE joint venture program called KROP II

*** Includes recently acquired Newkirk Portfolio and Camelia Center

KIMCO REALTY CORPORATION
OTHER INVESTMENTS
SEPTEMBER 30, 2006
(in thousands)

Other Real Estate Investments **\$ 443,841**

Kimco's "Other Real Estate Investments" line item includes opportunistic retail real estate investments including: the Company's preferred equity program, which provides capital to developers and owners of shopping centers, and investments in various transactions in connection with disposal and advisory services for healthy and distressed retailers, are also included in this caption. In addition, Kimco's retail store lease portfolio and other real estate investments where the Company is able to generate superior returns on investment are also included in this Balance Sheet category. A summary is as follows:

Preferred Equity Capital	\$	399,913
Retail Store Leases		4,865
Other		39,063
Other Real Estate Investments	\$	443,841

Mortgages and Other Financing Receivables **\$ 157,213**

Kimco provides mortgage financing to retailers with significant real estate assets, in the form of leasehold interests or fee owned property, where the Company believes the underlying value of the real estate collateral is far in excess of its loan balance. In some instances, Kimco will acquire mortgages at a discount to the stated par value of the loan. The Company may maximize the return on investment by gaining control of the collateral and capturing the inherent value of the real estate or by receiving current and past due interest plus repayment above the discounted purchase price.

Marketable Securities **\$ 191,844**

Kimco invests in marketable debt and equity securities where the Company recognizes an opportunity to generate current income in the form of interest and dividends, the realization of value from long term appreciation, or where there is a strategic opportunity.

KIMCO REALTY CORPORATION
SCHEDULE OF DEBT
September 30, 2006
(in thousands)

YEAR	FIXED RATE						FLOATING RATE					
	SECURED DEBT	WEIGHTED AVG RATE	UNSECURED DEBT	WEIGHTED AVG RATE	TOTAL TOTAL AVG RATE	TOTAL WEIGHTED AVG RATE	SECURED DEBT	WEIGHTED AVG RATE	UNSECURED DEBT	WEIGHTED AVG RATE	TOTAL TOTAL AVG RATE	TOTAL WEIGHTED AVG RATE
2006	-	-	55,000	7.50%	55,000	7.50%	71,948	7.33%	4,933	8.00%	76,881	7.38%
2007	28,161	8.20%	195,000	7.14%	223,161	7.27%	108,733	7.14%	-	-	108,733	7.14%
2008	92,603	7.24%	100,000	3.95%	192,603	5.53%	83,216	7.04%	418,822 *	5.89%	502,038	6.08%
2009	43,228	7.81%	180,000	6.98%	223,228	7.14%	24,145	6.90%	-	-	24,145	6.90%
2010	19,073	8.47%	184,210	4.50%	203,283	4.87%	-	-	-	-	-	-
2011	47,122	7.42%	200,000	5.06%	247,122	5.51%	-	-	-	-	-	-
2012	45,507	7.00%	217,000	6.00%	262,507	6.17%	-	-	-	-	-	-
2013	13,337	6.93%	278,947	5.18%	292,284	5.26%	-	-	-	-	-	-
2014	54,761	5.76%	200,000	4.82%	254,761	5.02%	571	8.25%	-	-	571	8.25%
2015	38,489	6.73%	250,000	5.31%	288,489	5.50%	-	-	-	-	-	-
2016	24,460	6.44%	300,000	5.78%	324,460	5.83%	4,040	6.52%	-	-	4,040	6.52%
THEREAFTER	69,317	7.53%	-	-	69,317	7.53%	-	-	-	-	-	-
	476,058	7.17%	2,160,157	5.59%	2,636,215	5.87%	292,653	7.13%	423,755	5.91%	716,408	6.41%

Total debt is \$3,352,622 with a weighted average rate of 5.99% for an average maturity of 4.9 years (59 months).

*Includes \$418,822 outstanding on revolving credit facilities at an average rate of 5.95%.

Total available under credit facilities is \$700M.

KIMCO REALTY CORPORATION
2006 INVESTMENTS AND PROPERTY TRANSACTIONS
(000'S)

ACQUISITIONS

	MONTH ACQUIRED	PURCHASE PRICE			GLA	KIMCO'S ECONOMIC INTEREST	ANCHOR TENANTS
		CASH	DEBT / UNITS	TOTAL			
U.S. RETAIL ACQUISITIONS :							
1. Various: CA, NV, & HI	Jan-06	\$ 114,430	\$ 19,124	\$ 133,554	815	100.0%	Target, Home Depot, Raley's Supermarket
2. Houston, TX	Feb-06	73,850	-	73,850	350	20.0%	Michael's, OfficeMax, Marshalls, Bed Bath & Beyond
3. Allen & Colleyville, TX	Feb-06	2,409	7,229	9,638	41	50.0%	Crème De La Crème
4. Lakeland, FL	Feb-06	1,500	-	1,500	105	100.0%	Purchased Partners 50% interest
5. CO, OR, NM, NY	Mar-06	7,000	-	7,000	162	50.0%	Acquired vacant boxes
6. Cupertino, CA	Mar-06	27,400	38,000	65,400	115	100.0%	Ranch Market
7. Poway, CA	Mar-06 *	3,500	-	3,500	16	100.0%	acquired additional square footage
8. Caguas, PR	Mar-06	35,731	71,774	107,505	438	100.0%	Costco, JCPenny, OfficeMax
9. Carolina, PR	Mar-06	36,684	41,719	78,403	343	100.0%	Bed Bath & Beyond, Pep Boys, OfficeMax, Cinema
10. Edgewater, NJ	Mar-06	44,104	74,250	118,354	424	5.0%	TJ Maxx, Bed Bath & Beyond, Target, Pathmark
11. Ellicott City, MD	Mar-06	36,330	40,200	76,530	433	5.0%	Target, Linen N Things
12. Clakamas, OR	Mar-06	35,240	42,550	77,790	237	5.0%	Gart Sports, Nordstrom Rack, Old Navy
13. Staten Island, NY	Mar-06	-	81,800 **	81,800	358	100.0%	Kmart, Toys R US
14. Riverside, CA	Apr-06	10,100	-	10,100	86	100.0%	Burlington Coat Factory
15. Bay Shore, NY	Apr-06	-	39,673	39,673	177	100.0%	Best Buy, Toys R Us, Office Depot, Petco
16. Centereach, NY	Apr-06	-	21,955	21,955	102	100.0%	Pathmark, Ace Hardware
17. Palm Aire, FL	Apr-06	14,195	17,050	31,245	250	5.0%	Home Depot, Publix
18. Austin, TX	Apr-06	19,835	21,690	41,525	290	5.0%	Bed Bath & Beyond, Petsmart, OfficeMax, TJ Maxx
19. West Lake Hills, TX	Apr-06	12,668	27,460	40,128	138	5.0%	Randalls Food & Drugs
20. Philadelphia, PA	Apr-06	36,500	-	36,500	290	50.0%	Sears
21. Sturbridge, MA	Apr-06	53,100	-	53,100	231	20.0%	Marshalls, Linen N Things, Stop & Shop, Old Navy, Staples
22. Coppell, TX	Jun-06	1,325	4,275	5,600	20	50.0%	Crème De La Crème
23. Portland, ME	Jun-06	23,100	-	23,100	91	100.0%	Office Max, Dollar Tree
24. Mayaguez, PR	Jun-06	4,562	30,378	34,940	226	100.0%	Wal-Mart (Sam's Club), Mayaguez Cinema
25. Farmingdale, NY	Jul-06	41,573	53,477	95,050	448	20.0%	Home Depot, CompUSA, Bed Bath & Beyond, Staples
26. Various States	Jul-06	10,000	150,000	160,000	2,377	15.0%	Albertsons, SuperValu
27. Various cities in Florida	Aug-06	74,716	83,284	158,000	722	15.0%	Publix, Staples, Ross
28. Kildeer, IL	Aug-06	47,350	-	47,350	167	19.0%	Bed, Bath & Beyond, Circuit City, Old Navy
29. Cypress, TX	Aug-06 ***	13,332	25,650	38,982	196	15.0%	TJ Maxx, Ross, Bed Bath & Beyond, Petsmart, Office Depot
30. Carolina, PR	Sep-06	1,062	12,346	13,408	118	100.0%	Kmart
31. Carolina, PR	Sep-06	972	12,068	13,040	110	100.0%	Home Depot
32. Mayaguez, PR	Sep-06	1,900	19,443	21,343	126	100.0%	Home Depot
33. Caguas, PR	Sep-06	16,165	9,185	25,350	139	100.0%	Sam's Club
34. Trujillo Alto, PR	Sep-06	7,379	26,058	33,437	201	100.0%	Kmart, Pueblo Supermarket
35. Sacramento, CA	Sep-06	14,500	-	14,500	105	15.0%	Albertsons
36. Ponce, PR	Oct-06	38,974	3,679	42,653	193	100.0%	Carribean Cinema, Supermercados Maximo
37. Manati, PR	Oct-06	1,382	6,825	8,207	70	100.0%	Grande Supermarket
38. Duluth, GA	Oct-06	20,400	-	20,400	78	19.0%	Whole Foods
		\$ 883,268	\$ 981,142	\$ 1,864,410	10,788	49.4%	
MEXICO ACQUISITIONS: (1)							
1. Saltillo, Coahuila	Jan-06	\$ 2,600	\$ -	\$ 2,600	63	50.0%	Stabilus
2. Chihuahua & San Luis Postosi	Feb-06	12,200	-	12,200	224	50.0%	Expansion of existing buildings
3. Chihuahua, Mexico	Apr-06	2,060	-	2,060	62	50.0%	Cessna
4. Juarez, Mexico	Jun-06	1,800	-	1,800	200	50.0%	acquired new improvements
5. Juarez, Mexico	Aug-06	8,000	-	8,000	187	50.0%	International Paper
6. Guadalajara, Jalisco	Sep-06	5,300	-	5,300	99	70.0%	Cinepolis
		\$ 31,960	\$ -	\$ 31,960	835	53.3%	
Grand Total		\$ 915,228	\$ 981,142	\$ 1,896,370	11,623	49.4%	

* Acquired additional square footage of existing property

** Common Stock issued due to the acquisition of Atlantic Realty

*** Former Kimco Developers, Inc. Property

(1) Excludes sites acquired for development. See page 26 for new projects in Mexico under development.

KIMCO REALTY CORPORATION
2006 INVESTMENTS AND PROPERTY TRANSACTIONS
(000'S)

PREFERRED EQUITY INVESTMENTS

		MONTH	INVESTMENT
<u>U.S. Preferred Equity Investments:</u>			
1. Austin, TX	Homestead Shopping Center	Jan-06	\$ 2,822
2. Lake Jackson, TX	Lake Jackson Marketplace	Jan-06	897
3. Austin, TX	Century South	Jan-06	3,643
4. Round Rock, TX	Round Rock West	Jan-06	3,078
5. Killeen, TX	Kohl's anchor development	Feb-06	536
6. New York, NY	625 Broadway	Feb-06	36,600
7. New York, NY	387 Bleecker Street	Feb-06	3,700
8. Austin & Georgetown, TX	Arboretum & Southbrook	Feb-06	2,600
9. Florida (various cities)	Tandem (3 properties)	Feb-06	12,602
10. Various States	28 retail properties	Mar-06	17,769
11. Farmingdale, NY	Long Island Hotel development	Apr-06	3,900
12. Cambridge, MA	Porter Square	Apr-06	5,336
13. Various Cities in New Hampshire	5 properties	May-06	2,544
14. Various Cities in Massachusetts	3 properties	Jun-06	8,439
15. Tucson, AZ	Foothills Mall	Jun-06	14,700
16. Dallas, TX	Trinity Mills	Jun-06	500
17. Haverhill, MA	Haverhill Plaza	Jul-06	1,802
18. Anchorage, Al	Dimond Shopping Center	Jul-06	2,437
19. Boston, MA	Boston MBC Portfolio (8 properties)	Aug-06	10,139
20. New York, NY	Greenwich Avenue	Sep-06	5,050
21. Shreveport, LA	East Side Plaza	Sep-06	3,000
22. Owensboro, KY	Owensboro Town Center	Sep-06	2,472
23. Boston, MA	180 Canal Street	Sep-06	1,245
24. Moultrie, GA	South Central Shopping Center	Oct-06	2,324
25. Auburndale, FL	Auburndale	Oct-06	2,420
			<u>\$ 150,555</u>
<u>Canadian Preferred Equity Investments:</u>			
1. North York, Toronto	875 Don Mills Road (Apple Storage)	Jan-06	\$ 2,209
2. Montreal, Quebec	15 properties	Jan-06	20,850
3. Lethbridge, Alberta	Centre Village Mall	Feb-06	9,742
4. St. John's, Newfoundland	The Village Centre	Mar-06	7,200
5. Westbank, British Columbia	Real Canadian (Loblaws) anchor development	Mar-06	3,910
6. Various cities in Quebec	3 grocery anchored shopping centers	Apr-06	3,000
7. Innisfil, Ontario	Cowan (Apple Self Storage)	Jun-06	729
8. Montreal, Quebec	Faubourg Boisbriand Retail Development	Jul-06	45,115
9. Quebec City, Quebec	Secure Max (Apple Self Storage)	Aug-06	3,764
10. Ottawa, Ontario	Walkley Road (Apple Self Storage)	Oct-06	357
			<u>\$ 96,876</u>
Total Preferred Equity Investments			<u>\$ 247,431</u>

KIMCO SELECT/ RETAILER SERVICES/ MORTGAGE INVESTMENT AND OTHER ACTIVITIES

<u>INVESTMENT</u>	<u>TYPE</u>		
• Westmont Investment Properties	Joint venture	Q1 & Q2	\$ 35,000
• Other Debt & Equity Purchases	Securities	Q1 thru Q3	48,310
• Mortgages & Notes Receivable	Mortgage	Q1 thru Q3	66,147
• Investments in Other Assets	Other Investments	Q1 thru Q3	74,918
• Albertsons LLC	Other Investments	Q2 06	50,975
• Acquired Additional 48% Interest in Kimsouth	Other Investments	Q2 06	22,900
• Furniture World	Other Investments	Q4 06	9,472
Total			<u>\$ 307,722</u>

KIMCO REALTY CORPORATION
2006 INVESTMENTS AND PROPERTY TRANSACTIONS
(000'S)

TRANSFERS

	MONTH TRANSFERRED	PURCHASE PRICE			GLA	KIMCO'S ECONOMIC INTEREST	ANCHOR TENANTS
		CASH	DEBT / UNITS	TOTAL			
UBS							
1. Columbia, MD	Mar-06	\$ 23,044	\$ -	\$ 23,044	73	20.0%	Old Navy
2. Columbia, MD	Mar-06	22,665	-	22,665	86	20.0%	Giant Food
3. Columbia, MD	Mar-06	16,502	-	16,502	108	20.0%	Safeway
4. Columbia, MD	Mar-06	29,754	-	29,754	100	20.0%	Giant Food
5. Sterling, VA	Sep-06	62,035	46,965	109,000	738	19.0%	Wal-Mart, Lowe's, Sam's Club, Best Buy
6. Colma, CA	Oct-06	49,763	46,237	96,000	214	19.0%	Marshalls, Nordstrom, Bed Bath & Beyond, Old Navy
		<u>\$ 203,763</u>	<u>\$ 93,202</u>	<u>\$ 296,965</u>	<u>1,319</u>	<u>19.3%</u>	
KROP							
1. Harrisonburg, VA	May-06	\$ 3,450	\$ -	\$ 3,450	-	20.0%	
2. Jensen Beach, FL (KROP II)	Sep-06	18,300	5,000	23,300	198	18.0%	Home Depot
3. Mobile, AL (KROP II)	Sep-06	12,600	18,100	30,700	528	18.0%	Michaels, Circuit City, Ross, Marshalls, Bed Bath & Beyond
		<u>\$ 34,350</u>	<u>\$ 23,100</u>	<u>\$ 57,450</u>	<u>726</u>	<u>18.1%</u>	
TOTAL TRANSFERS TO CO-INVESTMENT PROGRAMS		<u>\$ 238,113</u>	<u>\$ 116,302</u>	<u>\$ 354,415</u>	<u>2,045</u>	<u>19.1%</u>	

DISPOSITIONS

PROPERTY DISPOSED	MONTH DISPOSED	SELLING PRICE			TOTAL	GLA	KIMCO'S ECONOMIC INTEREST
		CASH	DEBT PAYOFF	KIMCO DEBT REPAYMENT			
PARENT PORTFOLIO							
1. Timonium, MD	Jan-06 **	\$ 300	\$ -	\$ -	\$ 300	80	100.0%
2. New Orleans, LA	Mar-06	3,400	-	-	3,400	190	50.0%
3. Tempe, AZ	Mar-06	37,800	-	-	37,800	237	100.0%
4. Sacramento, CA	Apr-06	5,564	-	-	5,564	46	100.0%
5. Turlock, CA	Apr-06	5,598	-	-	5,598	22	100.0%
6. Corning, CA	May-06	2,412	-	-	2,412	11	100.0%
7. Stockton, CA	May-06	8,028	-	-	8,028	46	100.0%
8. Pollock Pines, CA	May-06	2,558	-	-	2,558	12	100.0%
9. Macon, GA	Jun-06	4,200	-	-	4,200	127	100.0%
10. Rochester, NY	Jun-06	6,200	-	-	6,200	129	100.0%
11. Santee, CA	Jun-06	23,400	-	-	23,400	107	100.0%
12. Palatka, FL	Jun-06	1,400	-	-	1,400	83	100.0%
13. Richmond, VA	Jun-06	15,200	-	-	15,200	128	57.4%
14. Downers Grove, IL	Jun-06 ***	750	-	-	750	-	100.0%
15. Jackson, CA	Jun-06	5,307	-	-	5,307	23	100.0%
16. Middletown, PA	Aug-06	3,150	-	-	3,150	39	100.0%
17. Sante Fe, MN	Aug-06	3,400	-	-	3,400	31	50.0%
18. Dallas, TX	Sep-06	4,900	-	-	4,900	50	42.5%
19. Fairfield, AL	Sep-06	4,350	-	-	4,350	87	100.0%
20. Racine, WI	Oct-06	7,650	-	-	7,650	157	100.0%
21. Garland, TX	Oct-06	2,590	-	-	2,590	104	100.0%
		<u>\$ 148,157</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 148,157</u>	<u>1,709</u>	<u>91.4%</u>
RETAIL STORE LEASE							
1. Dekalb, IL	May-06	Lease termination	-	-	\$ -	81	100.0%
2. Euless, TX	Aug-06	Lease termination	-	-	-	61	100.0%
		-	-	-	\$ -	142	100.0%
KIR							
1. Garland, TX	Feb-06	\$ 4,133	\$ -	\$ 3,094	\$ 7,227	62	43.3%
2. Snellville, GA	Feb-06 **	650	-	-	650	-	43.3%
		<u>\$ 4,783</u>	<u>-</u>	<u>\$ 3,094</u>	<u>\$ 7,877</u>	<u>62</u>	<u>43.3%</u>
G.E. / KIMCO JV							
1. Glen Burnie, MD	Mar-06	\$ 1,259	\$ 6,241	\$ -	\$ 7,500	75	20.0%
2. Laredo, TX	Apr-06 **	2,000	-	-	2,000	-	20.0%
3. Copley, OH	May-06	12,975	25,875	-	38,850	530	20.0%
4. Mt. Pleasant, SC	Jun-06	21,250	-	-	21,250	117	20.0%
5. Lutherville Station, MD	Jun-06	30,750	-	-	30,750	270	20.0%
6. Waynesboro, PA	Jun-06	7,300	-	-	7,300	112	20.0%
7. Fredericksburg, VA	Sep-06	17,600	-	-	17,600	142	20.0%
		<u>\$ 93,134</u>	<u>\$ 32,116</u>	<u>\$ -</u>	<u>\$ 125,250</u>	<u>1,246</u>	<u>20.0%</u>

KIMCO REALTY CORPORATION
2006 INVESTMENTS AND PROPERTY TRANSACTIONS
(000'S)

DISPOSITIONS continued.....

PROPERTY DISPOSED	MONTH DISPOSED	SELLING PRICE				GLA	KIMCO'S ECONOMIC INTEREST
		CASH	DEBT PAYOFF	KIMCO DEBT REPAYMENT	TOTAL		
PL Retail							
1. Philadelphia, PA	May-06	\$ 42,100	\$ -	\$ -	\$ 42,100	301	15.0%
		\$ 42,100	\$ -	\$ -	\$ 42,100	301	15.0%
OTHER INSTITUTIONAL PROGRAMS							
1. Carlisle, PA	Jul-06	\$ 13,450	\$ -	\$ -	\$ 13,450	87	11.0%
2. Raleigh, NC	Aug-06	\$ 19,880	\$ -	\$ -	\$ 19,880	102	10.0%
		\$ 33,330	\$ -	\$ -	\$ 33,330	189	10.4%
FNC							
1. Bloomfield, MI	Jan-06	\$ 5,000	\$ -	\$ -	\$ 5,000	23	51.0%
2. Grandville, OH	Jan-06	890	-	-	890	-	51.0%
3. St. Charles Plaza, IL	Feb-06	2,500	-	-	2,500	19	51.0%
4. Hazlet, NJ	Feb-06	4,900	-	-	4,900	15	51.0%
5. Libertyville, IL	Jul-06	3,600	-	-	3,600	19	51.0%
		\$ 16,890	\$ -	\$ -	\$ 16,890	76	51.0%
KIMSOUTH							
1. Wilson, NC	Jan-06	\$ 2,525	\$ 2,475	\$ -	\$ 5,000	167	44.5%
		\$ 2,525	\$ 2,475	\$ -	\$ 5,000	167	44.5%
TOTAL DISPOSITIONS		\$ 374,249	\$ 34,591	\$ 3,094	\$ 411,934	4,081	45.6%

** Partial site sold

*** Two acres of vacant land sold

PREFERRED EQUITY DISPOSITIONS

			PROCEEDS
1. Jersey City, NJ	Jersey City Retail Center	Jan-06	\$ 10,800
2. Nashville, TN	JPG Self Storage (2 properties)	Jan-06	3,300
3. New York, NY	71 Second Avenue	Apr-06	3,708
4. Vaughn, Ontario	7/400 Power Center	Jun-06	7,200
5. Various: Ohio, Texas, Georgia	JPG Self Storage (9 properties)	Jul-06	12,300
6. Odessa, FL	Keystone Crossings	Sep-06	6,160
			\$ 43,468

KIMCO REALTY CORPORATION
COMBINED REAL ESTATE PORTFOLIO STATISTICS

	SEP 30, 2006	JUN 30, 2006	MAR 31, 2006	DEC 31, 2005	SEP 30, 2005
PARENT REAL ESTATE PROPERTIES					
NUMBER OF PROPERTIES	501	499	494	464	448
PRORATA SHARE OF GROSS LEASABLE AREA (in thousands)	58,465	57,608	57,386	55,687	55,126
PERCENT LEASED (adjusted for Kimco Prorata share)	95.0%	94.8%	94.6%	94.6%	94.2%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 9.95	\$ 9.86	\$ 9.73	\$ 9.44	\$ 9.20
TOTAL GROSS LEASABLE AREA (in thousands)	66,781	65,876	65,440	63,331	62,470
PERCENT LEASED	95.3%	95.2%	94.7%	94.9%	94.7%
RETAIL STORE LEASES					
NUMBER OF RETAIL STORE LEASES	20	21	22	22	27
TOTAL GROSS LEASABLE AREA (in thousands)	1,867	1,929	2,009	2,009	2,459
PERCENT LEASED	99.7%	99.7%	99.9%	99.9%	94.6%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 4.00	\$ 4.07	\$ 3.95	\$ 3.93	\$ 3.98
KIMCO INCOME REIT PROPERTIES					
NUMBER OF PROPERTIES	67	67	67	68	69
TOTAL GROSS LEASABLE AREA (in thousands)	14,108	14,102	14,102	14,159	14,181
PERCENT LEASED	97.2%	96.7%	96.5%	96.9%	97.1%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 12.44	\$ 12.42	\$ 12.41	\$ 12.28	\$ 12.23
KIMCO / GE INVESTMENT PROGRAMS (KROP I & II)					
NUMBER OF PROPERTIES	31	30	34	38	39
TOTAL GROSS LEASABLE AREA (in thousands)	4,954	4,417	5,328	5,614	5,729
PERCENT LEASED	91.9%	95.2%	95.2%	96.3%	96.4%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 12.23	\$ 12.60	\$ 11.61	\$ 11.83	\$ 11.96
KIMCO INCOME FUND I PORTFOLIO					
NUMBER OF PROPERTIES	12	12	12	12	12
TOTAL GROSS LEASABLE AREA (in thousands)	1,518	1,518	1,518	1,515	1,516
PERCENT LEASED	99.1%	99.1%	99.2%	98.8%	98.7%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 16.02	\$ 15.97	\$ 15.94	\$ 15.74	\$ 15.68
PL RETAIL LLC					
NUMBER OF PROPERTIES	23	24	25	25	25
TOTAL GROSS LEASABLE AREA (in thousands)	5,826	6,563	6,863	6,835	6,835
PERCENT LEASED	98.4%	98.5%	98.0%	98.0%	97.9%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 12.72	\$ 12.35	\$ 12.33	\$ 12.27	\$ 12.23
KUBS					
NUMBER OF PROPERTIES	29	16	15	10	8
TOTAL GROSS LEASABLE AREA (in thousands)	4,711	2,641	2,410	1,708	1,542
PERCENT LEASED	96.5%	92.8%	93.3%	91.1%	90.3%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 13.47	\$ 13.44	\$ 13.27	\$ 11.63	\$ 11.43
OTHER INSTITUTIONAL PROGRAMS					
NUMBER OF PROPERTIES	66 *	67	64	61	59
TOTAL GROSS LEASABLE AREA (in thousands)	5,128	5,121	4,523	3,421	3,109
PERCENT LEASED	98.2%	97.6%	98.1%	97.6%	97.5%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 13.68	\$ 13.51	\$ 13.67	\$ 13.08	\$ 13.26
KIMSOUTH REALTY, INC. (KONOVER)					
NUMBER OF PROPERTIES	n/a	4	4	4	4
TOTAL GROSS LEASABLE AREA (in thousands)	n/a	881	881	1,049	1,039
PERCENT LEASED	n/a	65.4%	66.2%	59.8%	59.6%
AVERAGE RENT PER LEASED SQUARE FOOT	n/a	\$ 7.95	\$ 7.98	\$ 7.91	\$ 8.40
PREFERRED EQUITY PORTFOLIO					
NUMBER OF STABILIZED PROPERTIES	180	177	164	117	77
TOTAL GROSS LEASABLE AREA (in thousands)	13,876	13,457	12,336	9,816	9,583
PERCENT LEASED	92.6%	91.7%	92.0%	93.2%	92.1%
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 11.85	\$ 11.63	\$ 11.76	\$ 11.25	\$ 10.92
NUMBER OF PROPERTIES UNDER DEVELOPMENT	32	29	28	19	18
GROSS LEASABLE AREA UNDER DEVELOPMENT (in thousands)	3,198	1,820	1,587	971	1,060
GROUND-UP DEVELOPMENTS					
NUMBER OF DEVELOPMENT PROJECTS	43	41	41	43	31 **
POTENTIAL GROSS LEASABLE AREA (in thousands)	16,440	15,401	15,088	15,379	10,716
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 13.46	\$ 13.39	\$ 13.10	\$ 12.86	\$ 15.71
AGGREGATE OWNED/ MANAGED REAL ESTATE PORTFOLIO (STABILIZED PORTFOLIO ONLY) ***					
NUMBER OF PROPERTIES	929	917	901	821	768
TOTAL GROSS LEASABLE AREA (in thousands)	118,768	116,504	115,410	109,457	108,464
AVERAGE RENT PER LEASED SQUARE FOOT	\$ 11.15	\$ 11.01	\$ 10.88	\$ 10.58	\$ 10.40
PERCENT LEASED	95.5%	95.1%	94.9%	95.1%	94.8%

* Includes 45 Net leased properties.

** Quarters only include KDI properties.

*** Excludes the following portfolios: FNC Realty Inc. (41 properties), all ground up development projects and undeveloped land parcels (71 properties), preferred equity under development (32 properties), the American Industries portfolio (60 properties) and the newly acquired Newkirk portfolio & Camelia Center (51 properties). As of 09/30/06, Kimco holds interests in 1,184 properties, totaling approximately 151.6 million square feet of gross leasable area.

KIMCO REALTY CORPORATION
COMBINED MAJOR TENANT PROFILE
(rank by annualized base rent)
SEPTEMBER 30, 2006

TENANT NAME (1)	# OF LOCATIONS	ANNUALIZED BASE RENT (in thousands)	% OF ANNUALIZED BASE RENT	LEASED GLA (in thousands)	% OF LEASED GLA
HOME DEPOT	39	\$ 25,458	3.7%	3,234	4.8%
TJX COMPANIES	114	20,349	3.0%	2,256	3.4%
SEARS HOLDINGS	43	18,200	2.7%	3,489	5.2%
KOHL'S	36	15,634	2.3%	2,423	3.6%
WAL-MART	32	14,669	2.2%	2,317	3.5%
ROYAL AHOLD	34	11,762	1.7%	1,090	1.6%
BEST BUY	42	10,574	1.6%	1,046	1.6%
LINENS N THINGS	33	9,874	1.4%	595	0.9%
BED BATH & BEYOND	50	9,027	1.3%	842	1.3%
COSTCO	17	8,789	1.3%	1,283	1.9%
		<u>\$ 144,336</u>	<u>21.3%</u>	<u>18,575</u>	<u>27.8%</u>

(1) Schedule reflects ten largest tenants from all tenant leases in which Kimco has an economic ownership interest at their proportionate ratios. Represents approximately 9,600 leases to 5,400 tenants totaling approximately \$1.1 billion of annual base rent.

KIMCO PARENT PORTFOLIO

KIMCO REALTY CORPORATION
PARENT REAL ESTATE PORTFOLIO COMPOSITION
SEPTEMBER 30, 2006

	<u>NUMBER OF PROPERTIES</u>	<u>GROSS LEASABLE AREA (in thousands)</u>	<u>LEASED SQ. FT (in thousands)</u>	<u>% LEASED</u>	<u>RENT PER LEASED SQ. FT.</u>
Operating Real Estate	<u>501</u>	<u>58,465</u>	<u>55,546</u>	<u>95.0%</u>	<u>\$ 9.95</u>

Note: Excludes retail store leases. Gross leasable area and leased square feet of joint venture properties are included on a prorata basis.

ANALYSIS OF PORTFOLIO CHANGES 2006 YEAR TO DATE

Shopping Center Portfolio (excluding retail store leases)

	<u>TOTAL SQ. FT. (000's)</u>	<u>LEASED SQ. FT. (000's)</u>	<u>% LEASED</u>	<u>RENT PSF/ LEASED</u>
January 1, 2006	55,687	52,696	94.6%	\$ 9.44
Acquisitions - Kimco	3,793	3,647	96.1%	14.03
Net Transfers (to) / from Joint Ventures	(101)	(101)	100.0%	21.19
Completed Mexico Developments	473	406	85.9%	8.25
Net Absorption (1)	(144)	25	-	*
Disposals	(1,243)	(1,127)	90.6%	8.58
September 30, 2006	<u>58,465</u>	<u>55,546</u>	<u>95.0%</u>	<u>\$ 9.95</u>

***NEW LEASES SIGNED
YEAR TO DATE**

	<u>TOTAL</u>
Number of leases	361
Sq. ft.(000's)	1,274
Average rate psf	\$ 13.33

***VACATES YEAR TO DATE**

Sq. ft.(000's)	1,525
Average rate psf	\$ 9.98

(1) Changes to "total sq. ft." reflects new developments where the tenant has opened and/or paying rent; also includes renovations, expansions or existing portfolio; changes to "leased sq. ft." reflects newly occupied space, less vacated space. Actual activity varies from "new leases signed" data due to timing of actual lease commencement.

KIMCO REALTY CORPORATION
PARENT OPERATING REAL ESTATE LEASING SUMMARY
Trailing Four Quarters as of September 30, 2006

<u>Lease Type</u>	<u>Leases</u>	<u>% of Total Leases Signed</u>	<u>GLA ⁽²⁾</u>	<u>New Rent \$PSF</u>	<u>New Rent Total \$</u>	<u>Prior Rent \$PSF</u>	<u>Prior Rent Total \$</u>	<u>Incremental Increase in Base Rent</u>	<u>Increase in Base Rent Over Prior Year</u>	<u>Weighted Average Term (Years)</u>	<u>TI's</u>	<u>TI's/SF</u>
<u>United States</u>												
New Leases	147	26%	647,983	\$ 13.31	\$ 8,624,916	\$ 11.21	\$ 7,264,427	\$ 1,360,489	18.7%	8.82	\$ 3,942,324	\$ 6.08
Renewals/Options	241	43%	1,494,383	11.62	17,357,727	10.53	15,742,867	1,614,859	10.3%	4.80	-	-
Redevelopments	2	0%	7,840	29.63	232,320	22.62	177,312	55,008	31.0%	9.33	320,000	40.82
US Same Space Total	390	69%	2,150,206	\$ 12.19	\$ 26,214,963	\$ 10.78	\$ 23,184,606	\$ 3,030,356	13.1%	6.02	\$ 4,262,324	\$ 1.98
Non-same space new leases	130	23%	1,143,701	\$ 9.85	\$ 11,260,263					11.26	\$ 12,487,899	\$ 10.92
Non-same space redevelopments	43	8%	192,639	15.62	3,009,180					11.55	3,250,807	16.88
US Total	563	100%	3,486,546	\$ 11.61	\$ 40,484,406					8.05	\$ 20,001,030	\$ 5.74
<u>Canada and Mexico</u>												
New Leases	58	17%	78,166	\$ 15.63	\$ 1,221,561	\$ 14.18	\$ 1,108,031	\$ 113,529	10.2%	8.07	\$ 1,241,948	\$ 15.89
Renewals/Options	159	47%	228,261	17.88	4,080,801	16.91	3,822,043	258,757	6.8%	4.61	-	-
RioKim/Mexico Same Space Total	217	64%	306,427	\$ 17.30	\$ 5,302,362	\$ 16.09	\$ 4,930,074	\$ 372,286	7.6%	5.50	\$ 1,241,948	\$ 4.05
Non - same space leases	120	36%	140,061	\$ 15.76	\$ 2,206,849					9.74	\$ 955,501	\$ 6.82
Canada and Mexico Total	337	100%	446,488	\$ 16.82	\$ 7,509,211					6.83	\$ 2,197,449	\$ 4.92
Grand Total	900	100%	3,933,034	\$ 12.20	\$ 47,993,617					7.91	\$ 22,198,479	\$ 5.64

All lease information is included on a prorata basis where less than 100% of the property is owned by Kimco.

KIMCO REALTY CORPORATION
PARENT OPERATING REAL ESTATE
(ranked by annualized base rent)
SEPTEMBER 30, 2006

UNITED STATES	NUMBER OF PROPERTIES	GROSS LEASABLE AREA * (in thousands)	% LEASED	ANNUALIZED BASE RENT	RENT PER LEASED SQ. FT.
FLORIDA	60	6,619	96.7%	\$ 62,770	\$ 9.81
CALIFORNIA	31	4,091	98.3%	58,447	14.53
NEW YORK	42	3,377	94.0%	51,261	16.14
ILLINOIS	39	4,620	97.3%	33,267	7.40
PENNSYLVANIA	36	3,898	95.9%	29,176	7.81
OHIO	35	4,829	90.2%	25,691	5.90
NEW JERSEY	14	1,991	95.1%	24,871	13.14
PUERTO RICO	4	1,697	98.4%	22,766	13.63
MISSOURI	20	2,859	98.0%	19,665	7.02
TEXAS	23	2,344	90.6%	17,272	8.13
NORTH CAROLINA	13	1,708	94.9%	16,058	9.90
MARYLAND	19	1,247	91.8%	14,602	12.76
CONNECTICUT	5	1,023	99.6%	11,097	10.89
ARIZONA	9	1,234	93.9%	9,714	8.39
MICHIGAN	9	1,090	96.8%	9,363	8.87
INDIANA	13	1,761	83.8%	9,002	6.10
TENNESSEE	8	1,024	94.6%	8,292	8.56
COLORADO	10	860	81.9%	6,779	9.63
IOWA	6	629	95.9%	3,092	5.12
SOUTH CAROLINA	5	874	93.5%	7,814	9.56
LOUISIANA	4	732	94.6%	6,409	9.26
VIRGINIA	7	737	91.4%	5,021	7.45
NEW HAMPSHIRE	2	451	100.0%	4,422	9.80
GEORGIA	4	427	94.7%	3,821	9.45
NEW MEXICO	4	297	89.2%	3,478	13.13
MASSACHUSETTS	3	281	100.0%	3,427	12.20
WEST VIRGINIA	4	402	88.7%	3,153	8.84
KENTUCKY	3	398	99.2%	2,647	6.71
OKLAHOMA	3	341	99.7%	2,408	7.08
WASHINGTON	1	212	100.0%	2,222	10.48
MAINE	2	185	95.8%	1,882	10.62
RHODE ISLAND	2	166	90.4%	1,746	11.64
NEVADA	2	68	97.5%	1,266	19.10
KANSAS	1	120	100.0%	1,093	9.11
ALABAMA	1	115	100.0%	858	7.46
HAWAII	1	18	100.0%	861	47.82
VERMONT	1	53	100.0%	754	14.23
WISCONSIN	1	157	84.7%	755	5.68
UTAH	1	143	100.0%	727	5.08
ALASKA	1	73	100.0%	595	8.16
DELAWARE	2	115	100.0%	519	4.51
MISSISSIPPI	1	21	100.0%	190	9.05
OREGON	1	11	-	-	-
	453	53,298	94.7%	\$ 489,253	\$ 9.69
CANADA **					
ONTARIO	19	1,614	99.1%	\$ 21,444	\$ 13.40
BRITISH COLUMBIA	9	1,193	99.1%	16,602	14.04
ALBERTA	5	637	99.9%	9,532	14.97
QUEBEC	3	394	99.2%	3,776	9.66
PRINCE EDWARD ISLAND	1	195	95.8%	1,611	8.62
	37	4,033	99.1%	\$ 52,965	\$ 13.25
MEXICO ***	11	1,134	92.7%	\$ 10,683	\$ 10.16
TOTALS	501	58,465	95.0%	\$ 552,901	\$ 9.95

Notes:

The data above excludes eleven development properties in Mexico.

* Represents only Kimco's prorata interest in property gross leaseable area where the company owns less than 100% interest

** Kimco's 50% interest in approximately 8.1 million square feet of GLA in the Canadian properties. Rent per leased square foot stated in USD based on an average conversion rate of \$1.12121 CAD to \$1.00 USD for the three months ended September 30, 2006.

*** Rent per leased square foot stated in USD based on an average conversion rate of 10.96976 pesos to \$1.00 USD for the three months ended September 30, 2006.

KIMCO REALTY CORPORATION
PARENT TOP TEN MAJOR TENANTS
(ranked by annualized base rent)
SEPTEMBER 30, 2006

<u>TENANT</u>	<u>NUMBER OF LOCATIONS</u>	<u>ANNUALIZED BASE RENT (in thousands)</u>	<u>% OF ANNUALIZED BASE RENT</u>	<u>LEASED GLA (in thousands)</u>	<u>% OF LEASED GLA</u>
HOME DEPOT	28	\$ 21,676	3.9%	2,880	5.0%
TJX COMPANIES	78	17,173	3.1%	1,980	3.4%
SEARS HOLDINGS	33	16,682	3.0%	3,215	5.6%
KOHL'S	24	13,434	2.4%	2,067	3.6%
WAL-MART	21	11,632	2.1%	1,878	3.3%
ROYAL AHOLD	14	9,039	1.6%	851	1.5%
LINEN N THINGS	15	7,907	1.4%	441	0.8%
VALUE CITY	23	7,761	1.4%	1,337	2.3%
OFFICE DEPOT	22	7,250	1.3%	746	1.3%
BURLINGTON COAT	18	7,017	1.3%	1,435	2.5%
	<u>276</u>	<u>\$ 119,571</u>	<u>21.4%</u>	<u>16,830</u>	<u>29.3%</u>

Note: Includes Retail Store Lease tenants

KIMCO REALTY CORPORATION
PARENT LEASE EXPIRATION SCHEDULE
SHOPPING CENTERS ONLY
SEPTEMBER 30, 2006

ASSUMES NO EXERCISE OF RENEWAL OPTIONS

Year	Anchor Tenants (1)			Small Shop Tenants			Total Tenants			
	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	Minimum Rent PSF
2006	5	105,717	\$ 2.77	122	238,663	\$ 16.76	127	344,380	0.6%	\$ 12.47
2007	62	2,355,911	6.90	774	2,076,569	\$ 15.75	836	4,432,480	8.1%	\$ 11.04
2008	75	2,635,546	6.84	802	2,075,087	\$ 16.26	877	4,710,633	8.6%	\$ 10.99
2009	85	3,262,901	6.68	730	1,954,557	\$ 17.09	815	5,217,458	9.6%	\$ 10.58
2010	100	3,771,594	6.96	708	1,868,375	\$ 18.35	808	5,639,969	10.3%	\$ 10.73
2011	89	3,255,416	7.54	542	1,544,351	\$ 17.66	631	4,799,767	8.8%	\$ 10.79
2012	76	2,723,100	7.14	212	720,237	\$ 18.86	288	3,443,337	6.3%	\$ 9.59
2013	56	2,476,559	8.35	170	573,656	\$ 19.01	226	3,050,215	5.6%	\$ 10.35
2014	68	2,443,807	10.99	146	448,618	\$ 21.44	214	2,892,425	5.3%	\$ 12.61
2015	53	1,815,730	9.67	159	589,969	\$ 20.30	212	2,405,699	4.4%	\$ 12.28
							Thereafter	17,556,637	32.4%	\$ 7.92
							Total (2)	54,493,000	100.0%	\$ 9.95

ASSUMES EXERCISE OF RENEWAL OPTIONS

Year	Anchor Tenants (1)			Small Shop Tenants			Total Tenants			
	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	Minimum Rent PSF	# of Leases	Expiring SQ. FT.	% of Total SF	Minimum Rent PSF
2006	4	83,217	2.69	75	142,199	\$ 16.36	79	225,416	0.4%	\$ 11.31
2007	13	475,797	5.32	422	928,718	\$ 16.21	435	1,404,515	2.6%	\$ 12.52
2008	6	197,217	4.52	419	939,882	\$ 17.20	425	1,137,099	2.1%	\$ 15.00
2009	4	121,382	5.40	373	804,937	\$ 18.70	377	926,319	1.7%	\$ 16.96
2010	7	400,742	10.68	397	851,649	\$ 18.69	404	1,252,391	2.3%	\$ 16.13
2011	11	376,688	6.01	340	688,928	\$ 19.79	351	1,065,616	2.0%	\$ 14.92
2012	7	262,152	6.69	348	885,200	\$ 18.87	355	1,147,352	2.1%	\$ 16.09
2013	15	499,648	7.16	295	747,623	\$ 18.36	310	1,247,271	2.3%	\$ 13.87
2014	28	785,904	16.23	278	762,259	\$ 19.50	306	1,548,163	2.8%	\$ 17.84
2015	25	870,314	8.52	260	750,951	\$ 20.37	285	1,621,265	3.0%	\$ 14.01
							Thereafter	42,917,593	78.8%	\$ 8.55
							Total (2)	54,493,000	100.0%	\$ 9.95

(1) Anchor is defined as a tenant leasing 15,000 square feet or more

(2) Represents occupied square footage as of September 30, 2006 for US parent and Canada properties.

DEVELOPMENT ACTIVITIES

KIMCO REALTY CORPORATION
CAPITAL EXPENDITURES / REDEVELOPMENT ACTIVITY
AS OF SEPTEMBER 30, 2006

<u>Consolidated Projects</u> <i>(All \$ amounts in Millions)</i>	<u>Quarter Ended</u>	<u>Quarter Ended</u>	<u>Quarter Ended</u>	<u>Full Year Ended</u>
	<u>Sept 30 2006</u>	<u>Jun 30 2006</u>	<u>Mar 31 2006</u>	<u>Dec 31, 2005</u>
Redevelopment and Expansion Projects	\$ 12.4	\$ 12.1	\$ 8.3	\$ 40.8
Tenant Improvements and Allowances	4.6	2.5	3.7	14.7
Capitalized Leasing Commissions	4.0	3.3	2.4	15.5
<u>Building Improvements</u>				
Capitalized	2.4	1.4	1.0	6.8
Expensed to Operations	6.6	6.2	4.4	18.9
	<u>\$ 9.0</u>	<u>\$ 7.6</u>	<u>\$ 5.4</u>	<u>\$ 25.7</u>

SELECTED ACTIVE REDEVELOPMENT PIPELINE

	<u>3rd Qtr 2006 -</u>	<u>4th Qtr 2006</u>	<u>2007</u>
	<u>Actual (In Millions)</u>	<u>(In Millions)</u>	<u>(in Millions)</u>
Projected Expenditures on All Redevelopment and Expansion Projects	\$32.8	\$30.5	\$89.2
Kimco's Projected Share of Costs (\$)	\$21.1	\$20.5	\$66.6
Kimco's Projected Share of Costs (%)	65%	67%	75%

Consolidated Projects

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Cost (in Millions)</u>	<u>Expenditures to Date (in Millions)</u>	<u>Project Description & Strategy</u>
Calumet Center	Calumet City	IL	\$ 14.9	\$ 13.3	Redevelopment of Kmart box and creation of outlet. Gross of TIF and tax abatements totaling \$3.8M.
Center at Baybrook	Webster	TX	1.8	1.7	Develop 11,000sf B-Shop in former BSQ Garden Center and Hobby Lobby expansion.
Clawson Center	Clawson	MI	5.5	-	Rite Aid reverse build to suit. Build space for Aldi and Autozone in former Farmer Jack location.
Fort Collins Shopping Center	Fort Collins	CO	1.5	0.1	Expansion of property for Guitar Center.
Hagerstown Shopping Center	Hagerstown	MD	2.4	0.3	Ames building -- Retenant Ames box with subdivision for a new Aldi.
Holmdel Town Center	Holmdel	NJ	5.4	0.2	Redevelopment of former Wiz box.. Add 37K SF LA Fitness Box.
Largo Plaza	Savannah	GA	5.4	-	Redevelop site for Publix and shops.
Lemay S.C.	Lemay	MO	3.4	2.6	Site redevelopment with expanded Shop 'N Save and new 16,000sf of shop space.
Mission Bell	Tampa	FL	7.9	0.5	Redevelopment of entire center with ground lease to Lowes for 165,000sf store, plus other in-line and pads.
N. Brunswick Plaza	N. Brunswick	NJ	2.8	0.1	Develop Petsmart on pad.
Perry Hall Square	Perry Hall	MD	2.4	0.4	Redeveloping the vacant Franks.
Randall S.C.	Geneva	IL	0.1	-	New 6,000sf outlet, ground lease out with restaurant operator.
Shady Oaks S.C.	Ocala	FL	2.9	-	Bring in Junior Anchor. Upgrade façade and upgrade entire center.
Timonium Shopping Center	Timonium	MD	5.0	-	Negotiating with grocery operators for a 75,000sf store.
Village on the Park	Aurora	CO	4.7	4.5	Relocate current tenants, construct new junior anchor.
Villages At Urbana	Frederick	MD	11.6	8.0	New Giant Food Center (56,000sf) with approximately 27,000sf of in-line space in Phase I.
Westlake Shopping Center	Daly City	CA	73.5	46.6	Redevelopment of shopping center. Budget reflects expanded garage and phase 4 GLA.
Total Consolidated Projects		17	\$ 151.2	\$ 78.3	

KIMCO REALTY CORPORATION
CAPITAL EXPENDITURES / REDEVELOPMENT ACTIVITY
AS OF SEPTEMBER 30, 2006

Co-Investment Programs/Joint Ventures

<u>Center Name</u>	<u>City</u>	<u>State</u>	<u>Expenditures</u>		<u>Project Description & Strategy</u>
			<u>Cost (in Millions)</u>	<u>to Date (in Millions)</u>	
Cottman & Bustleton Center	Philadelphia	PA	\$ 10.5	\$ 0.3	Redevelop - Demo AMC theater, new anchor, PepBoys, PetSmart, and one pad.
Cottman & Castor S.C.	Philadelphia	PA	9.0	-	Existing JC Penney space and in-line retail to be demolished for full redevelopment.
Derby S.C.	Derby	CT	16.1	11.5	Lowe's redevelopment.
Elm Plaza	Enfield	CT	1.5	0.2	Construct Famous Footwear pad building.
Factoria Mall	Bellevue	WA	8.0	1.5	Phase 1 of a full center redevelopment.
Greenbrier Shop Center	Bel Air	MD	2.3	-	Create two pads and additional 12,500sf of in-line retail.
Kings Contrivance	Columbia	MD	2.3	0.3	Create a larger food anchor with Harris Teeter which replaces Safeway.
Magnolia Square	San Ramon	CA	3.2	-	Petco expansion, E-trade pad building.
Millside Plaza	Delran	NJ	5.6	3.8	Redevelopment of approximately 79,000sf including a PetSmart and Office Max & anchored by a new Target.
Rio Norte S.C.	Laredo	TX	2.8	2.1	Build to suit 15,000sf PetCo and 6,600sf B-Shops.
Scottsdale Mall	South Bend	IN	31.0	26.7	Redevelopment of the entire center. Includes site development for 124,000sf Target & 88,000sf Kohl's and 90,000sf new retail.
Skyline Village	Harrisonburg	VA	14.1	5.1	New Giant store in place of Toys R Us box and the old Hechinger's building.
Smoketown Station/Block 2	Woodbridge	VA	2.2	-	Create additional retail space for a new AC Moore replacing the Lowe's garden center.
Talavi Towne Center	Glendale	AZ	0.8	0.3	Groundlease to WalMart.
The Piers Shopping Centre	Port Richey	FL	1.4	-	Target Expansion, relocation of some inline tenants, and center renovation.
Wilkins Beltway Plaza	Baltimore	MD	3.2	0.1	New 74,000sf Giant Food Store behind the existing store.
Total Co-Investment Programs/Joint Ventures			16	\$ 114.0	\$ 51.9
Total Active Projects			33	\$ 265.2	\$ 130.2
<u>Completed Projects</u>					
Barberton S.C	Barberton	OH	\$ 1.7	\$ 1.6	Develop 14,000sf of B-Shop adjacent to Giant Eagle.
Bridgewater Promenade	Bridgewater	NJ	0.6	0.6	Expansion of Marshall's by approximately 8,000sf. to 40,000sf.
Costco Plaza	Chula Vista	CA	9.9	9.9	New Costco, Walmart, Petco Pad and two shop Pads.
Elm Plaza	Enfield	CT	4.0	3.3	Demolishing building, delivering pad to Best Buy to construct new building.
Fremont Hub	Fremont	CA	8.3	7.9	Expansion of former Michael's box for Marshall's, Cost Plus, and Ulta3. Construction of new PetSmart building.
Hamden Mart	Hamden	CT	0.6	0.5	Jo-Ann's Expansion, construct Taco Bell pad.
Ingleside Shopping Center	Baltimore	MD	0.7	0.7	2 new pads (Chick-fil-A and Safeway Gas).
Kirkwood Crossing	Kirkwood	MO	2.2	2.0	Develop build to suit Petco in former Frank's Garden Center.
La Mirada Theater Center	La Mirada	CA	1.2	1.2	Relocate Century 21 and Construct Pad Building.
Lutherville Station	Lutherville	MD	4.7	3.7	New Old Navy and Borders spaces and approximately 17,000sf of office space.
Manhasset Center	Manhasset	NY	4.5	4.5	Phase 2 of the \$26M redevelopment project. Ground up construction of 40,000sf retail space for Linens 'N Things.
Maple Hill Mall	Kalamazoo	MI	19.9	18.8	Redevelopment of the entire center. Improvements to de-mall and convert property to a power center.
Maplewood Town Center	Maplewood	MN	3.4	3.4	New Best Buy.
Montebello Town Square	Montebello	CA	0.6	0.5	AAA Expansion.
Mount Prospect Center	Mt. Prospect	IL	0.5	0.5	Develop former Venture TBA.
Parker Plaza S.C.	Plano	TX	8.5	7.9	Ground lease site to Home Depot.
Pleasant Valley Promenade	Raleigh	NC	1.5	1.5	Redevelop to add Gold's Gym.
Pleasant Valley Promenade	Raleigh	NC	4.6	4.6	Redevelop to add Bed Bath & Beyond and Ross Stores.
Sagamore @ 26 S.C.	Lafayette	IN	1.8	1.8	Redevelopment with Home Depot ground lease. Original scope reduced.
Wayne Heights Mall	Waynesboro	PA	2.1	1.8	Re-tenant the vacant Ames with Peeble and Dollar Tree and improve façade. New Giant gas pad.
Wayne Plaza	Chambersburg	PA	0.1	0.1	Giant expanding store.
West Ashley Shops	Charleston	SC	0.1	0.1	Entitle and groundlease to Tideland's Bank.
Total Completed Projects			22	\$ 81.5	\$ 76.9

KIMCO DEVELOPERS INC.
CURRENT DEVELOPMENT PROJECTS
(000's)

DEVELOPMENT STATUS AT SEPTEMBER 30, 2006

Project	City	State	Project GLA * By Size Order	Anchor/ Tenant Owned GLA	Leased GLA To Date	Committed GLA ***	Average Rent PSF	Est. Project Costs, Net of Parcel Sales	Net Costs To Date	Construction Loan Balance @ 9/30/06	Estimated Completion	Tenants / Retailers	
MERCHANT BUILDING													
Gilbert Esplanade		AZ	651	-	-	24%	N/A	\$ 50,807	\$ 14,230	\$ -	2008	Wells Fargo (pending); Robb and Stuckey (pending).	
Avenues Walk	(A)	FL	600	-	45	44%	8.15	76,199	37,015	-	2009	Wal-Mart, Haverty's	
Sorenson Park Plaza		NE	531	181	136	60%	11.48	35,367	33,712	22,128	2007	Target, Office Max, Linens & Things, Factory Card, Petsmart.	
Metro Crossings		IA	529	-	-	13%	N/A	38,426	3,309	-	2008	Kohl's (pending)	
Market Street		TX	498	-	447	90%	23.04	110,521	103,930	70,843	(1)	HEB, Borders, Cinemark, Tommy Bahama, Z Gallerie, Regus	
Montgomery Plaza	(B)	TX	466	174	183	80%	15.72	39,177	60,139	45,236	2007	Target, Ross, Marshalls, Anna's Linens, Office Depot, PetsMart	
Midway Plantation		NC	465	263	177	96%	14.60	28,990	29,050	21,619	4th Qtr 2006	Home Depot, Target, Petco, Michaels, Office Max, Bed Bath & Beyond	
Turtle Creek Crossing		MS	438	150	239	93%	12.56	37,203	39,237	30,035	4th Qtr 2006	Target, PetsMart, Old Navy, Bed Bath & Beyond, Ross, Ashley Furniture, Shoe Station	
Hazel Dell Town Center		WA	436	124	227	81%	18.86	46,068	35,812	24,586	(2)	Target, Kohls, Petco, Office Depot, Party City, Best Buy, Bed Bath & Beyond,	
Shoppes at Amelia Concourse		FL	400	256	16	68%	22.22	17,711	16,152	9,711	**	2007	Home Depot, Target
Camp Wisdom		TX	399	127	4	71%	29.76	34,769	14,276	10,157	2008	Target	
Las Tiendas		TX	378	124	183	82%	12.98	37,039	21,305	13,750	**	2007	Target, Petsmart, Inc., TJ Maxx, Mervyn's, Michaels
Plantation Crossing (Blanding)		FL	344	152	8	48%	28.51	30,458	13,699	5,220	2007/2008	Home Depot	
Warm Springs Promenade (UJV)		NV	331	129	156	86%	15.20	32,677	29,331	21,399	(3)	Sears, Levitz, Savers, Big Lots	
Pablo Creek Plaza East		FL	323	186	77	89%	17.24	24,726	19,294	13,988	2007/2008	Target, Michaels, Office Max	
Central Islip Town Center		NY	308	251	42	95%	25.38	12,978	9,905	9,380	4th Qtr 2006	Target, Home Depot, Hollywood Video, Ruby Tuesday, Dollar Tree Stores, Inc.	
Preston Lebanon Crossings		TX	275	-	106	43%	8.17	30,832	14,061	-	2007	Hobby Lobby, Sprouts	
Miramar Town Center (UJV)	(B)	FL	240	-	-	13%	N/A	43,412	27,682	-	2009		
Forum @ Olympia Phase II		TX	235	40	190	98%	15.35	30,382	30,640	-	Completed	Hobby Lobby, Palais Royal (Bealls), Peter Piper Pizza	
Edgewater Place		NC	128	5	85	70%	12.48	10,693	11,537	9,313	Completed	Food Lion, Ace Hardware	
Wakefield Commons Phase II and III		NC	117	6	81	74%	19.26	12,777	15,698	13,416	(4)	Marquee Cinemas	
Dowlen Center		TX	91	-	91	100%	11.16	10,636	10,795	-	Completed	Bed Bath & Beyond, Shoe Carnival, Dress Barn, Ross, Pier 1 Imports, Guitar Center Stores Inc.	
Gateway Station Phase II		TX	80	-	70	87%	17.39	11,909	10,528	-	Completed	Bombay, Zales Jewelry, Catherine's, Old Navy, Ultra Cosmetics	
Harpeth Village		TN	77	-	49	64%	14.89	11,345	7,994	6,601	2nd Qtr 2007	Publix	
Cypress Town Center (Phase II only)		TX	70	-	30	43%	15.75	11,085	5,495	-	4th Qtr 2007	Best Buy	
East Northport Town Center (UJV)	(C)	NY	66	-	-	0%	N/A	14,976	4,663	3,200	2007/2008		
Dowlen Center- Phase II		TX	63	-	52	83%	12.14	8,373	8,009	6,981	Completed	Jo-Ann Fabrics, Cost Plus	
			<u>27</u>	<u>8,539</u>	<u>2,168</u>	<u>2,694</u>	<u>63%</u>	<u>\$ 16.07</u>	<u>\$ 849,536</u>	<u>\$ 627,497</u>	<u>\$ 337,564</u>		
DEVELOP AND HOLD PROPERTIES													
Riverview at Dobson (Retail)		AZ	1,252	-	741	63%	\$ 7.66	\$ 123,809	\$ 51,354	\$ -	(5)	Bass Pro Shops, Cinemark Theatre, Wal-Mart, Home Depot, JoAnn Fabrics, Sheplers, Bed Bath & Beyond	
Tustin Legacy (UJV)		CA	988	-	577	96%	23.50	176,802	109,190	82,184	(6)	Lowe's, Costco, Target, Whole Foods, TJ Maxx/Home Goods, AMC Theaters	
Guadalajara III		MX	767	-	-	22%	N/A	83,300	46,982	-	2007	WalMart, Cinepolis	
Treasure Valley Market Place		ID	691	350	164	77%	15.68	40,993	11,241	9,444	**	3rd Qtr 2007	Costco, Target, Petco, Best Buy, Michaels, Bed Bath & Beyond, Old Navy, Cost Plus
Centro Sur (UJV)		MX	664	-	544	84%	9.92	63,522	55,736	-	2006	Wal-Mart, Cinepolis, Suburbia	
Plaza Del Rio (UJV)		MX	579	-	182	31%	5.55	54,146	38,112	-	2006	Wal-Mart	
Plaza Nogalera Saltillo		MX	473	-	252	68%	9.84	29,179	28,308	-	2006	HEB, Cinepolis	
Progreso		MX	421	-	103	24%	4.77	40,700	7,900	-	2007	Wal-Mart	
Gabler Farm (Chambersburg Crossing)		PA	409	127	142	94%	12.15	26,138	15,578	-	1st Qtr 2008	Target, Michaels, Giant, Kohl's, Petsmart, Staples, Circuit City, TGIFriday, Panera, Red Robin	
Multiplaza Arboledas (UJV)		MX	399	-	335	84%	15.00	43,507	36,470	-	2006	Wal-Mart, Cinepolis, Suburbia	
Multiplaza Lincoln (UJV)		MX	312	-	92	29%	7.10	35,600	18,553	-	2006	HEB	
Glenn Square		AK	256	-	70	38%	12.35	31,132	11,227	-	4th Qtr 2007	Petco, Michaels, Old Navy, Famous Footwear	
San Juan Del Rio Peralta		MX	223	-	84	38%	2.61	28,300	11,500	-	2007	Wal-Mart	
Plaza Comercial Puerta de Hierro (UJV)		MX	195	-	132	68%	4.80	9,917	6,542	-	2006	Home Depot	
Plaza Universidad Hidalgo		MX	189	-	138	73%	9.01	10,320	9,935	-	2007	Wal-Mart	
Plaza Puerto Vallarta (UJV)		MX	83	-	72	87%	3.76	7,331	7,331	-	2007	Soriana	
			<u>16</u>	<u>7,901</u>	<u>477</u>	<u>3,628</u>	<u>62%</u>	<u>\$ 11.53</u>	<u>\$ 804,695</u>	<u>\$ 465,959</u>	<u>\$ 91,628</u>		
Subtotal of Active Developments			<u>43</u>	<u>16,440</u>	<u>2,645</u>	<u>6,322</u>	<u>63%</u>	<u>\$ 13.46</u>	<u>\$ 1,654,231</u>	<u>\$ 1,093,456</u>	<u>\$ 429,192</u>		
LAND HOLDINGS													
Asante Retail Center	(C)	Surprise	AZ	113.4 acres	-	-	-	\$ -	\$ 15,942	\$ 11,112			
Nampa II	(D)	Nampa	ID	75.29 acres	-	-	-	N/A	27,384	11,615	6,923	**	
Mesa (Auto/Office)	(E)	Mesa	AZ	71.0 acres	-	-	-	N/A	23,494	16,362	-	2007	
Chandler 202 Auto Mall	(E)	Chandler	AZ	26.7 acres	-	-	-	-	-	8,175	-		
High Park Center	(E)	Orange Township	OH	12.2 acres	-	-	-	-	-	2,583	-		
Wakefield Crossings	(E)	Raleigh	NC	4.06 acres	-	-	-	-	-	758	-		
Peoria Crossings	(F)	Peoria	AZ	0.7 acres	-	-	-	-	-	1,367	-		
Total			<u>7</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ 50,878</u>	<u>\$ 56,801</u>	<u>\$ 18,036</u>			
DEVELOP AND HOLD PROPERTIES - RECENTLY COMPLETED													
Sudbury (UJV)		Sudbury	CD	170	-	170	100%	\$ 13.76	\$ 23,931	\$ 22,789	\$ -	2006	TJ Maxx, Linens N Things, Michael's, Old Navy, Petsmart
Multiplaza Tlajomulco (UJV)		Guadalajara	MX	129	-	107	83%	6.25	6,627	6,350	-	2006	Wal-Mart
Plaza Magno Deco		Mexico City	MX	39	9	22	79%	24.60	5,316	5,157	-	2006	Mercedes Benz, Moda Casa Europa, Dupuis
Total			<u>3</u>	<u>338</u>	<u>9</u>	<u>299</u>	<u>91%</u>	<u>\$ 11.87</u>	<u>\$ 35,874</u>	<u>\$ 34,296</u>	<u>\$ -</u>		

KIMCO DEVELOPERS INC.
CURRENT DEVELOPMENT PROJECTS
(000's)

LAND ACQUIRED/ GROUND LEASED FOR DEVELOPMENT IN 2006

Project	City	State	Date Acquired	Purchase Price
Camp Wisdom	Lake Prairie	TX	Feb-06	\$ 13,129
Chambersburg Crossing	Chambersburg	PA	Mar-06	8,900
Harpeth Village	Harpeth	TN	Mar-06	4,120
Gilbert Esplanade	Gilbert	AZ	Mar-06	13,485
Multiplaza Lincoln	Escobedo	Nuevo Leon	Mar-06	12,800
Guadalajara III	Guadalajara	Jalisco	Apr-06	31,600
Avenues Walk	Jacksonville	FL	May-06	505
Avenues Walk	Jacksonville	FL	Jun-06	5,976
Glenn Square	Anchorage	AK	Jun-06	3,307
Plaza Puerto Vallarta	Puerto Vallarta	Jalisco	Jun-06	5,739
Nampa II (additional land parcel)	Nampa	ID	Jul-06	5,052
Preston Lebanon	Frisco	TX	Jul-06	13,552
Avenues Walk	Jacksonville	FL	Aug-06	330
San Juan Del Rio Peralta	Queretaro	MX	Aug-06	10,100
Progreso	Mexicali	MX	Sep-06	11,800
Metro Crossings	Council Bluffs	TX	Sep-06	3,014
Landvista Miguel Aleman	Monterrey	MX	Oct-06	7,900
				\$ 151,308

DEVELOPMENT COSTS INCURRED

Full Year 2006	Q1 2006	Q2 2006	Q3 2006	Full Year 2005
\$ 511,760	\$ 151,680	\$ 158,613	\$ 201,467	\$ 522,581

DEVELOPMENT LEASES SIGNED IN 2006

	U.S.	Mexico
Number	188	229
Total square feet (000's)	1,488	854
Average rate per sq. ft. for year	\$ 14.78	\$ 13.68

2006 SALES

Project	City	State	Date Sold	Sales Price
Governors Marketplace - earnout	Tallahassee	FL	Jan-06	\$ 1,157
Triangle Mall - earnout	Longview	WA	Jan 06 - Mar 06	2,622
9 pad sales across 6 developments	Various	Various	Jan 06 - Mar 06	8,890
Camp Wisdom (Target)	Lake Prairie	TX	Feb-06	2,614
Fountain Hills earnout	Fountain Hills	AZ	Mar-06	1,309
11 pad sales across 8 developments	Various	Various	Apr 06 - Jun 06	14,067
Triangle Mall - earnout	Longview	WA	Jun-06	1,783
South Town sale of project	Burleson	TX	Jun-06	11,776
Lake Worth - sale of project	Lake Worth	TX	Jun-06	37,526
Plaza Del Rio (sold 30% interest)	Tijuana	MX	Jun-06	6,400
2 pad sales across 2 developments	Various	Various	Jul 06 - Aug 06	478
Cypress Town Center - sale of project	Cypress	TX	Aug-06	38,982
Main Street Anthem - sale of interest	Anthem	AZ	Aug-06	19,802
Governors - earnout	Tampa	FL	Sep-06	650
Lake Worth - earnout	Lake Worth	TX	Sep-06	2,181
South Town - earnout	Burleson	TX	Sep-06	356
Multiplaza Lincoln (sold 50% interest)	Monterrey	MX	Aug-06	9,600
				\$ 160,192

Project Notes:

* Project GLA is subject to change based upon changes related to "build-to-suit" requests and other tenant driven changes.

** Project financed by Kimco.

*** Committed GLA represents anchored tenant owned GLA, leased GLA, and space where LOI's have been negotiated with retailers

(A) GLA does not include residential component of project that is under contract for sale. Retail and residential construction to commence 4/07 and 11/07, respectively.

(B) GLA does not include residential component of project that is under contract for sale.

Land Holdings Notes:

(C) Land Held for future development

(D) Nampa II land is planned for development subsequent to development of Treasure Valley Marketplace.

(E) Remainder includes land parcels held for sale to retail, office and auto dealer users.

(F) Acres remaining of approximately 67 acres acquired.

Completion Date Notes:

(1) Final phase completed 3rd Qtr '06 (except buildings 11 and portion of 8)

(2) Phase I estimated completion of 1st quarter 2007; Phase II estimated for 4th quarter 2007 completion.

(3) Final phase estimated to be completed in late 2006 early 2007.

(4) Wakefield Commons II completed; Wakefield Commons III projected completion later 2006/ early 2007.

(5) Phase I expected to be completed in summer '06; Phase II completion estimated in 2007.

(6) Phase I estimated completion 2007.

**OTHER REAL ESTATE
PROPERTY INTERESTS**

KIMCO REALTY CORPORATION
OTHER REAL ESTATE PROPERTY INTERESTS
September 30, 2006

	<u># of Properties</u>	<u>GLA (000's)</u>	<u>Occupancy %</u>	<u>Rent PSF</u>	<u>Major Retail Tenants</u>	<u>% Annualized Base Rent ***</u>	<u>% Leased GLA ***</u>
KIMCO INCOME REIT	67	14,108	97.2%	\$ 12.44	HOME DEPOT BEST BUY BED BATH & BEYOND	4.2% 4.1% 3.3%	4.6% 4.1% 3.1%
KIMCO/GE INVESTMENT PROGRAMS *	31	4,954	91.9%	\$ 12.23	BEST BUY ROYAL AHOLD ROSS STORES	4.9% 4.2% 3.3%	4.1% 5.1% 3.8%
KIMCO INCOME FUND I	12	1,518	99.1%	\$ 16.02	ROYAL AHOLD LINEN N THINGS GREAT ATLANTIC & PACIFIC	9.2% 4.8% 4.2%	12.2% 4.5% 3.8%
PL RETAIL LLC	23	5,826	98.4%	\$ 12.72	COSTCO TJX COMPANIES SPORTS AUTHORITY	13.1% 4.8% 4.6%	11.7% 4.1% 4.0%
KUBS	29	4,711	96.5%	\$ 13.47	PUBLIX SUPERMARKETS ROYAL AHOLD BED BATH & BEYOND	7.7% 5.9% 4.6%	9.0% 6.2% 5.1%
OTHER INSTITUTIONAL PROGRAMS	** 66	5,128	98.2%	\$ 13.68	ROYAL AHOLD TJX COMPANIES SAFEWAY	4.1% 4.0% 4.0%	5.7% 4.9% 5.5%
PREFERRED EQUITY STABILIZED PORTFOLIO	180	13,876	92.6%	\$ 11.85	SAVE-ON-FOODS **** HUDSON BAY COMPANY ROYAL AHOLD	1.9% 1.8% 1.7%	2.3% 5.4% 2.0%

* Includes two properties acquired in a new GE joint venture program called KROP II

** Includes 45 net leased buildings.

*** Retail portfolio only

**** Includes the tenant Buy-Low Foods

Kimco Realty Corporation
Glossary of Terms

<u>Term</u>	<u>Definition</u>
Funds From Operations (FFO)	FFO, a widely accepted measure of REIT performance is defined as Net Income before depreciation and amortization, extraordinary items, gains on sales of operating real estate, plus the pro-rata share amount of depreciation and amortization and gains on sales of unconsolidated joint venture properties less depreciation and amortization and gains included in minority interests determined on a consistent basis.
Gross Leaseable Area (GLA)	Measure the total amount of leasable space in a commercial property.
Joint Venture (JV)	A co-investment in real estate, usually in the form of a partnership.
Net Operating Income	Revenues from all rental property less operating and maintenance, real estate taxes and rent expense including the Company's prorata share of real estate joint ventures.
Payout Ratio	A measure used to determine a companies ability to pay its common dividend. Computed by dividing Kimco's common dividend per share by its basic funds from operations per share.
Return on Invested Capital (ROIC)	Kimco's funds from operations plus interest and preferred dividends divided by its consolidated debt, preferred equity, common equity and retained earnings adjusted for accumulated depreciation on its consolidated real estate assets.

RECONCILIATION OF NON-GAAP FINANCIAL MEASURES

IMPORTANT NOTE REGARDING NON-GAAP FINANCIAL MEASURES

IT IS IMPORTANT TO NOTE THAT THROUGHOUT THIS PRESENTATION MANAGEMENT MAKES REFERENCES TO NON-GAAP FINANCIAL MEASURES, AN EXAMPLE OF WHICH IS FUNDS FROM OPERATIONS ("FFO").

MANAGEMENT BELIEVES FFO IS AN IMPORTANT SUPPLEMENTAL MEASURE WHEN EVALUATING THE PERFORMANCE OF AN EQUITY REIT. FFO IS DEFINED AS NET INCOME APPLICABLE TO COMMON SHARES BEFORE DEPRECIATION AND AMORTIZATION, EXTRAORDINARY ITEMS, GAINS ON SALES OF OPERATING REAL ESTATE, PLUS THE PRO-RATA SHARE AMOUNT OF DEPRECIATION AND AMORTIZATION AND GAINS ON SALES OF UNCONSOLIDATED JOINT VENTURE PROPERTIES LESS DEPRECIATION AND AMORTIZATION AND GAINS INCLUDED IN MINORITY INTERESTS DETERMINED ON A CONSISTENT BASIS. GIVEN THE COMPANY'S BUSINESS AS A REAL ESTATE OWNER AND OPERATOR THE COMPANY BELIEVES THAT FFO IS HELPFUL TO INVESTORS AS A MEASURE OF ITS OPERATING PERFORMANCE BECAUSE IT EXCLUDES VARIOUS ITEMS INCLUDED IN NET INCOME THAT DO NOT RELATE TO, OR ARE NOT INDICATIVE OF OUR OPERATING PERFORMANCE.

FFO DOES NOT REPRESENT CASH GENERATED FROM OPERATING ACTIVITIES IN ACCORDANCE WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES AND THEREFORE SHOULD NOT BE CONSIDERED AN ALTERNATIVE FOR NET INCOME AS A MEASURE OF LIQUIDITY. IN ADDITION, COMPARABILITY OF THE COMPANY'S FFO WITH THE FFO REPORTED BY OTHER REITS MAY BE AFFECTED BY THE DIFFERENCES THAT EXIST REGARDING CERTAIN ACCOUNTING POLICIES RELATING TO EXPENDITURES FOR REPAIRS AND OTHER RECURRING ITEMS. THE COMPANY ALSO BELIEVES NET OPERATING INCOME, EBITDA, FUNDS AVAILABLE FOR DISTRIBUTION, AND INCOME FROM OPERATING REAL ESTATE ARE IMPORTANT MEASURES WHEN VIEWING THE COMPANY'S PERFORMANCE.

RECONCILIATIONS FOR THESE NON-GAAP FINANCIAL MEASURES ARE PROVIDED WITHIN THIS DOCUMENT.

**Kimco Realty Corporation
Corporate Directory**

Board of Directors

Martin S. Kimmel

Chairman (Emeritus) of the Board

Milton Cooper

Chairman and Chief Executive Officer

Michael J. Flynn

Vice Chairman, President and Chief Operating Officer

David B. Henry

Vice Chairman and Chief Investment Officer

Richard G. Dooley

Executive Vice President and
Chief Investment Officer- Retired
Massachusetts Mutual Life Insurance Company

Joe Grills

Chief Investment Officer- Retired
IBM Retirement Funds

Frank Lourenso

Executive Vice President
J.P. Morgan

Richard Saltzman

President
Colony Capital LLC

F. Patrick Hughes

Former Chief Executive Officer and President
Mid-Atlantic Realty Trust

Officers and Operating Management

Norm Brody

Vice President, Kimco Developers Inc.

Thomas A. Caputo

Executive Vice President

JoAnn Carpenter

Vice President, Preferred Equity

Glenn G. Cohen

Vice President and Treasurer

Joseph V. Denis

Vice President, Construction

Raymond Edwards

Vice President, Retailer Services

Jerald Friedman

President, Kimco Developers Inc.

Bruce M. Kauderer

Vice President, Legal General Counsel & Secretary

Seth Layton

Executive Vice President, Florida Region

David Lukes

Executive Vice President, Northeast & Southeast Regions

Robert D. Nadler

President, Central Region

Howard Overton

Executive Vice President, Western Regions

Scott Onufrey

Vice President, Investor Relations

Michael V. Pappagallo

Executive Vice President and Chief Financial Officer

Bruce Rubenstein

Vice President, Legal Operations

Michael Schindler

Vice President, Tax Planning & Strategy

Edward Senenman

Vice President, Acquisitions

Tom Simmons

President, Mid-Atlantic Region

Daniel Slattery

Executive Vice President, Kimco Developers Inc.

Thomas Taddeo

Chief Information Officer

John Visconsi

Senior Vice President, Western Region

Paul Weinberg

Vice President, Human Resources

Joel Yarmak

Vice President, Financial Operations

Executive Offices

3333 New Hyde Park Road
Suite 100

New Hyde Park, NY 11042
516-869-9000

www.kimcorealty.com

Regional Offices

Mesa, AZ
480-890-1600

Irvine, CA
949-252-3880

Los Angeles, CA
310-284-6000

Carmichael, CA
916-349-7474

Walnut Creek, CA
925-977-9011

Hartford, CT
860-561-0545

Hollywood, FL
954-923-8330

Margate, FL
954-977-7340

Sanford, FL
407-302-4400

Largo, FL
727-536-3287

Rosemont, IL
847-299-1160

Lisle, IL
630-322-9200

Columbia, MD
443-367-0110

Lutherville, MD
410-684-2000

Charlotte, NC
704-367-0131

Cary, NC
919-859-7499

New York, NY
212-972-7456

Canfield, OH
330-702-8000

Dayton, OH
937-434-5421

Philadelphia, PA
215-322-2750

Dallas, TX
214-720-0559

Houston, TX
832-242-6913

Woodbridge, VA
703-583-0071