



CAMDEN PROPERTY TRUST ANNOUNCES THIRD QUARTER 2006 OPERATING RESULTS

Houston, TEXAS (November 2, 2006) – Camden Property Trust (NYSE: CPT) announced that its funds from operations (“FFO”) for the third quarter of 2006 totaled \$1.24 per diluted share or \$77.8 million, as compared to \$0.76 per diluted share or \$44.4 million for the same period in 2005. FFO for the three months ended September 30, 2006 included a \$0.40 per diluted share impact from gain on sale of land.

FFO for the nine months ended September 30, 2006 totaled \$3.02 per diluted share or \$183.1 million, as compared to \$2.63 per diluted share or \$145.8 million for the same period in 2005. FFO for the nine months ended September 30, 2006 included a \$0.44 per diluted share impact from gain on sale of land. FFO for the nine months ended September 30, 2005 included a \$0.44 per diluted share impact from the sale of technology investments, and a \$0.25 per diluted share charge for transaction compensation and merger expenses relating to Camden’s merger with Summit Properties Inc. (“Summit”).

Net Income (“EPS”)

The Company reported net income (“EPS”) of \$125.5 million or \$2.07 per diluted share for the third quarter of 2006, as compared to a net loss of \$2.3 million or (\$0.05) per diluted share for the same period in 2005. EPS for the three months ended September 30, 2006 included a \$2.07 per diluted share impact from gain on sale of land, operating properties, joint venture properties and discontinued operations.

For the nine months ended September 30, 2006, net income totaled \$201.5 million or \$3.46 per diluted share, as compared to \$186.2 million or \$3.38 per diluted share for the same period in 2005. EPS for the nine months ended September 30, 2006 included a \$3.07 per diluted share impact from gain on sale of land, operating properties, joint venture properties and discontinued operations. EPS for the nine months ended September 30, 2005 included a \$3.03 per diluted share impact from gain on sale of operating properties and discontinued operations, \$0.44 per diluted share income from the sale of technology investments, and a \$0.25 per diluted share charge for transaction compensation and merger expenses relating to Camden’s merger with Summit.

A reconciliation of net income to FFO is included in the financial tables accompanying this press release.

Same-Property Results

For the 46,565 apartment homes included in consolidated same-property results, third quarter 2006 same-property net operating income (“NOI”) growth was 8.1% compared to the third quarter of 2005, with revenues increasing 7.6% and expenses increasing 7.0%. On a sequential basis, third quarter 2006 same-property NOI decreased 0.7% compared to second quarter 2006, with revenues increasing 2.2% and expenses increasing 7.0% compared to the prior quarter. On a year-to-date basis, 2006 same-property NOI increased 9.4%, with revenue growth of 8.0% and expense growth of 5.7% compared to the same period in 2005. Same-property physical

occupancy levels for the combined portfolio averaged 94.9% during the third quarter of 2006, compared to 96.1% in the third quarter of 2005 and 95.7% in the second quarter of 2006.

The Company defines same-property communities as communities owned by either Camden or Summit and stabilized as of January 1, 2005, excluding properties held for sale. A reconciliation of net income to net operating income and same-property net operating income is included in the financial tables accompanying this press release.

Development Activity

As of September 30, 2006, Camden had four completed apartment communities in lease-up: Camden Fairfax Corner in Fairfax, VA, an \$82.0 million project that is currently 86% leased; Camden Manor Park in Raleigh, NC, a \$52.0 million project that is currently 69% leased; Camden Westwind in Ashburn, VA, a \$97.6 million project that is currently 64% leased; and Camden Royal Oaks in Houston, TX, a \$22.0 million project that is currently 31% leased.

Camden announced one new joint venture development start during the quarter: Camden College Park in College Park, MD, a \$139.9 million project with 508 apartment homes scheduled for initial occupancy in late 2007. The Company's current development pipeline includes eight wholly-owned communities with 2,693 apartment homes and a total budgeted cost of \$565.0 million, and three joint venture communities with 1,069 apartment homes and a total budgeted cost of \$289.9 million. Of those 11 communities, two are currently in lease-up. Camden Clearbrook in Frederick, MD is currently 60% leased; and Camden Old Creek in San Marcos, CA is currently 17% leased.

Acquisition/Disposition Activity

During the quarter, the Company acquired Camden Stoneleigh, a 390-home apartment community in Austin, TX for \$35.3 million, and disposed of Camden Oaks, a 446-home apartment community in Dallas, TX, for \$19.2 million. Gain on sale of Camden Oaks totaled \$8.8 million. The Company also sold Summit Hollow, a 232-home joint venture apartment community in Charlotte, NC for \$15.5 million. Camden's pro-rata share of that disposition totaled \$3.9 million, and a \$1.1 million gain on sale was recognized.

In addition, the Company sold 8.7 acres of undeveloped land in Long Beach, CA, Orlando, FL, Fort Lauderdale, FL and Dallas, TX, and contributed 10.6 acres of undeveloped land in College Park, MD to a joint venture during the quarter. The combined sales price for those transactions totaled \$69.6 million, and gains of \$25.2 million were recorded.

Camden contributed nine existing multifamily communities with 3,237 apartment homes located in Camden's Midwest markets to a newly created \$239.0 million joint venture. Camden retained a 15% ownership interest in the venture and continues to serve as the property manager for all nine communities. The Company recorded a gain of \$91.6 million as a result of this transaction.

Properties and Land Held for Sale

At September 30, 2006, Camden had five operating communities consisting of 1,744 apartment homes classified as held for sale. These properties included: Camden Crossing, a 366-home apartment community in Houston, TX; Camden Wyndham, a 448-home apartment community in Houston, TX; Camden Downs, a 254-home apartment community in Louisville, KY; Camden Taravue, a 304-home apartment community in St. Louis, MO; and Camden Trace, a 372-home apartment community in St. Louis, MO.

The Company also had 5.7 acres of undeveloped land in Miami, FL, Boca Raton, FL and Dallas, TX classified as held for sale at quarter-end.

Earnings Guidance

2006 FFO is now expected to be \$3.82 to \$3.88 per diluted share for full-year 2006, and \$0.81 to \$0.87 per diluted share for fourth quarter 2006. EPS is expected to be \$3.60 to \$3.66 per diluted share for full-year 2006, and \$0.17 to \$0.23 per diluted share for the fourth quarter of 2006.

Guidance for 2006 includes a charge of \$0.07 per diluted share during the fourth quarter of 2006 relating to early vesting of previously granted share awards.

The Company's 2006 earnings guidance is based on projections of same-property revenue growth between 7.00% and 7.75%, same-property expense growth between 5.00% and 5.50%, and same-property NOI growth between 8.25% and 9.25%. No acquisitions, dispositions or new development starts are expected for the remainder of 2006.

Camden expects to release its fourth quarter and full year 2006 earnings on February 1, 2007, and hold a conference call on February 2, 2007. The Company plans to discuss its 2006 results and earnings guidance for 2007 at that time.

A reconciliation of expected net income to expected FFO is included in the financial tables accompanying this press release.

Conference Call

The Company will hold a conference call on Friday, November 3, 2006 at 10:00 a.m. Central Time to review its third quarter results and discuss its outlook for future performance. To participate in the call, please dial (877) 407-0782 (domestic) or (201) 689-8567 (international) by 9:50 a.m. Central Time and request the Camden Property Trust Third Quarter 2006 Earnings Call, or join the live webcast of the conference call by accessing the Investor Relations section of the Company's website at www.camdenliving.com. Supplemental financial information is available in the Investor Relations section of the Company's website under Earnings Releases or by calling Camden's Investor Relations Department at (800) 922-6336.

Forward-Looking Statements

In addition to historical information, this press release contains forward-looking statements under the federal securities law. These statements are based on current expectations, estimates and projections about the industry and markets in which Camden operates, management's beliefs, and assumptions made by management. Forward-looking statements are not guarantees of future performance and involve certain risks and uncertainties which are difficult to predict.

About Camden

Camden Property Trust is a real estate company engaged in the ownership, development, acquisition, management and disposition of multifamily apartment communities. Camden owns interests in and operates 188 properties containing 64,657 apartment homes across the United States. Upon completion of 11 properties under development, the Company's portfolio will increase to 68,419 apartment homes in 199 properties.

For additional information, please contact Camden's Investor Relations Department at (800) 922-6336 or (713) 354-2787 or access our website at www.camdenliving.com.

CAMDEN

OPERATING RESULTS

(In thousands, except per share and property data amounts)

(Unaudited)	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2006	2005	2006	2005 (a)
OPERATING DATA				
Property revenues				
Rental revenues	\$139,354	\$125,125	\$408,581	\$348,250
Other property revenues	15,202	11,507	41,172	31,612
Total property revenues	154,556	136,632	449,753	379,862
Property expenses				
Property operating and maintenance	45,806	38,697	124,089	105,960
Real estate taxes	16,345	14,870	48,845	42,512
Total property expenses	62,151	53,567	172,934	148,472
Non-property income				
Fee and asset management	5,433	1,789	11,030	10,929
Sale of technology investments	1,602	-	1,602	24,199
Interest and other income	1,733	1,913	6,097	6,401
Income on deferred compensation plans	1,927	3,209	4,308	5,327
Total non-property income	10,695	6,911	23,037	46,856
Other expenses				
Property management	4,629	4,208	13,821	11,350
Fee and asset management	3,689	2,008	8,293	4,999
General and administrative	9,849	6,183	25,299	18,017
Transaction compensation and merger expenses	-	-	-	14,085
Interest	29,176	29,331	91,592	81,416
Depreciation and amortization	40,399	44,030	117,945	119,117
Amortization of deferred financing costs	941	855	2,897	2,872
Expense on deferred compensation plans	1,927	3,209	4,308	5,327
Total other expenses	90,610	89,824	264,155	257,183
Income from continuing operations before gain on sale of properties, equity in income (loss) of joint ventures and minority interests				
	12,490	152	35,701	21,063
Gain on sale of properties, including land	96,247	-	97,556	132,117
Equity in income (loss) of joint ventures	1,628	(1,827)	4,514	(1,472)
Minority interests:				
Distributions on perpetual preferred units	(1,750)	(1,750)	(5,250)	(5,278)
Original issuance costs on redeemed perpetual preferred units	-	-	-	(365)
Income allocated to common units and other minority interests	(12,413)	(261)	(14,750)	(1,756)
Income (loss) from continuing operations	96,202	(3,686)	117,771	144,309
Income from discontinued operations	665	1,481	4,998	6,118
Gain on sale of discontinued operations	29,350	-	80,394	36,115
Income from discontinued operations allocated to common units	(760)	(112)	(1,681)	(343)
Net income (loss)	\$125,457	(\$2,317)	\$201,482	\$186,199
PER SHARE DATA				
Net income (loss) - basic	\$2.15	(\$0.04)	\$3.59	\$3.63
Net income (loss) - diluted	2.07	(0.05)	3.46	3.38
Income (loss) from continuing operations - basic	1.65	(0.07)	2.10	2.81
Income (loss) from continuing operations - diluted	1.58	(0.07)	2.03	2.63
Weighted average number of common and common equivalent shares outstanding:				
Basic	58,348	54,018	56,063	51,294
Diluted	61,250	55,671	58,904	55,494
PROPERTY DATA				
Total operating properties (end of period) (b)	188	193	188	193
Total operating apartment homes in operating properties (end of period) (b)	64,657	66,619	64,657	66,619
Total operating apartment homes (weighted average)	56,161	56,150	56,624	54,368
Total operating apartment homes - excluding discontinued operations (weighted average)	54,350	52,119	53,880	49,970

(a) The Company's 2005 financial results include the results of Summit subsequent to February 28, 2005.

(b) Includes joint ventures and properties held for sale.

Note: Please refer to the following pages for definitions and reconciliations of all non-GAAP financial measures presented in this document.

CAMDEN

FUNDS FROM OPERATIONS

*(In thousands, except per share and property data amounts)**(Unaudited)*

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2006	2005	2006	2005 (a)
FUNDS FROM OPERATIONS				
Net income (loss)	\$125,457	(\$2,317)	\$201,482	\$186,199
Real estate depreciation and amortization from continuing operations	39,735	43,386	115,964	117,239
Real estate depreciation from discontinued operations	255	1,777	1,350	5,387
Adjustments for unconsolidated joint ventures	760	1,284	2,305	3,249
Income from continuing operations allocated to common units	12,365	129	14,599	1,626
Income from discontinued operations allocated to common units	760	112	1,681	343
(Gain) on sale of operating properties	(91,581)	-	(91,581)	(132,117)
(Gain) on sale of discontinued operations	(8,842)	-	(59,886)	(36,104)
(Gain) on sale of joint venture properties	(1,085)	-	(2,848)	-
Funds from operations - diluted	\$77,824	\$44,371	\$183,066	\$145,822
PER SHARE DATA				
Funds from operations - diluted	\$1.24	\$0.76	\$3.02	\$2.63
Cash distributions	0.66	0.64	1.98	1.91
Weighted average number of common and common equivalent shares outstanding:				
FFO - diluted	62,885	58,600	60,666	55,494
PROPERTY DATA				
Total operating properties (end of period) (b)	188	193	188	193
Total operating apartment homes in operating properties (end of period) (b)	64,657	66,619	64,657	66,619
Total operating apartment homes (weighted average)	56,161	56,150	56,624	54,368
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*(a) The Company's 2005 financial results include the results of Summit subsequent to February 28, 2005.**(b) Includes joint ventures and properties held for sale.*

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CAMDEN

BALANCE SHEETS

(In thousands)

<i>(Unaudited)</i>	Sep 30, 2006	Jun 30, 2006	Mar 31, 2006	Dec 31, 2005	Sep 30, 2005
ASSETS					
Real estate assets, at cost					
Land	\$683,645	\$697,690	\$664,219	\$646,854	\$660,748
Buildings and improvements	3,988,031	4,074,737	3,892,700	3,840,969	3,881,682
	4,671,676	4,772,427	4,556,919	4,487,823	4,542,430
Accumulated depreciation	(725,790)	(786,208)	(732,984)	(716,650)	(713,991)
Net operating real estate assets	3,945,886	3,986,219	3,823,935	3,771,173	3,828,439
Properties under development, including land	351,246	427,500	419,843	372,976	377,787
Investments in joint ventures	8,266	8,270	8,199	6,096	6,937
Properties held for sale	45,074	55,562	188,477	172,112	51,741
Total real estate assets	4,350,472	4,477,551	4,440,454	4,322,357	4,264,904
Accounts receivable - affiliates	33,624	33,408	33,361	34,084	35,313
Notes receivable					
Affiliates	31,037	23,327	22,531	11,916	11,505
Other	3,855	9,211	13,264	13,261	24,865
Other assets, net ^(a)	112,801	111,636	102,269	99,516	100,080
Cash and cash equivalents	8,061	49,700	1,256	1,576	1,076
Restricted cash	5,541	5,194	5,269	5,089	5,829
Total assets	<u>\$4,545,391</u>	<u>\$4,710,027</u>	<u>\$4,618,404</u>	<u>\$4,487,799</u>	<u>\$4,443,572</u>
LIABILITIES AND SHAREHOLDERS' EQUITY					
Liabilities					
Notes payable					
Unsecured	\$1,693,106	\$1,940,693	\$2,118,403	\$2,007,164	\$1,903,094
Secured	587,347	620,592	623,250	625,927	661,723
Accounts payable and accrued expenses	120,566	117,301	116,215	108,979	102,231
Accrued real estate taxes	41,165	31,280	17,818	26,070	39,740
Other liabilities ^(b)	101,332	99,460	98,327	88,811	84,835
Distributions payable	43,056	43,031	40,612	38,922	38,933
Total liabilities	2,586,572	2,852,357	3,014,625	2,895,873	2,830,556
Commitments and contingencies					
Minority interests					
Perpetual preferred units	97,925	97,925	97,925	97,925	97,925
Common units	116,776	106,217	113,034	112,637	115,190
Other minority interests	10,002	10,555	10,512	10,461	10,425
Total minority interests	224,703	214,697	221,471	221,023	223,540
Shareholders' equity					
Common shares of beneficial interest	650	649	610	608	607
Additional paid-in capital	2,176,170	2,172,616	1,908,099	1,902,595	1,899,713
Distributions in excess of net income	(206,442)	(293,386)	(289,482)	(295,074)	(273,609)
Employee notes receivable	(2,047)	(2,035)	(2,046)	(2,078)	(2,087)
Treasury shares, at cost	(234,215)	(234,871)	(234,873)	(235,148)	(235,148)
Total shareholders' equity	1,734,116	1,642,973	1,382,308	1,370,903	1,389,476
Total liabilities and shareholders' equity	<u>\$4,545,391</u>	<u>\$4,710,027</u>	<u>\$4,618,404</u>	<u>\$4,487,799</u>	<u>\$4,443,572</u>

(a) includes:

net deferred charges of:	\$11,155	\$13,120	\$14,079	\$13,061	\$13,757
value of in place leases of:	\$452	\$431	\$1,156	\$1,363	\$10,561

(b) includes:

deferred revenues of:	\$5,256	\$4,408	\$4,843	\$2,008	\$2,152
above/below market leases of:	\$80	\$13	\$51	\$90	\$889
distributions in excess of investments in joint ventures of:	\$18,044	\$12,701	\$11,556	\$11,256	\$18,730

CAMDEN

NON-GAAP FINANCIAL MEASURES DEFINITIONS & RECONCILIATIONS

(In thousands, except per share amounts)

(Unaudited)

This document contains certain non-GAAP financial measures management believes are useful in evaluating an equity REIT's performance. Camden's definitions and calculations of non-GAAP financial measures may differ from those used by other REITs, and thus may not be comparable. The non-GAAP financial measures should not be considered as an alternative to net income as an indication of our operating performance, or to net cash provided by operating activities as a measure of our liquidity.

FFO

The National Association of Real Estate Investment Trusts ("NAREIT") currently defines FFO as net income computed in accordance with generally accepted accounting principles ("GAAP"), excluding gains or losses from depreciable operating property sales, plus real estate depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Camden's definition of diluted FFO also assumes conversion of all dilutive convertible securities, including minority interests, which are convertible into common equity. The Company considers FFO to be an appropriate supplemental measure of operating performance because, by excluding gains or losses on dispositions of operating properties and excluding depreciation, FFO can help one compare the operating performance of a company's real estate between periods or as compared to different companies. A reconciliation of net income to FFO is provided below:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2006	2005	2006	2005
Net income (loss)	\$125,457	(\$2,317)	\$201,482	\$186,199
Real estate depreciation and amortization from continuing operations	39,735	43,386	115,964	117,239
Real estate depreciation from discontinued operations	255	1,777	1,350	5,387
Adjustments for unconsolidated joint ventures	760	1,284	2,305	3,249
Income from continuing operations allocated to common units	12,365	129	14,599	1,626
Income from discontinued operations allocated to common units	760	112	1,681	343
(Gain) on sale of operating properties	(91,581)	-	(91,581)	(132,117)
(Gain) on sale of discontinued operations	(8,842)	-	(59,886)	(36,104)
(Gain) on sale of joint venture properties	(1,085)	-	(2,848)	-
Funds from operations - diluted	<u>\$77,824</u>	<u>\$44,371</u>	<u>\$183,066</u>	<u>\$145,822</u>
Weighted average number of common and common equivalent shares outstanding:				
EPS diluted	61,250	55,671	58,904	55,494
FFO diluted	62,885	58,600	60,666	55,494
Net income (loss) per common share - diluted	\$2.07	(\$0.05)	\$3.46	\$3.38
FFO per common share - diluted	\$1.24	\$0.76	\$3.02	\$2.63

Expected FFO

Expected FFO is calculated in a method consistent with historical FFO, and is considered an appropriate supplemental measure of expected operating performance when compared to expected net income (EPS). A reconciliation of the ranges provided for expected net income per diluted share to expected FFO per diluted share is provided below:

	4Q06 Range		2006 Range	
	Low	High	Low	High
Expected net income per share - diluted	\$0.17	\$0.23	\$3.60	\$3.66
Expected difference between EPS and fully diluted FFO shares	(0.03)	(0.03)	(0.17)	(0.17)
Expected real estate depreciation	0.64	0.64	2.57	2.57
Expected adjustments for unconsolidated joint ventures	0.01	0.01	0.05	0.05
Expected income allocated to common units	0.02	0.02	0.29	0.29
Expected (gain) on sale of properties held in joint ventures	0.00	0.00	(0.05)	(0.05)
Expected (gain) on sale of properties and properties held for sale	0.00	0.00	(2.47)	(2.47)
Expected FFO per share - diluted	<u>\$0.81</u>	<u>\$0.87</u>	<u>\$3.82</u>	<u>\$3.88</u>

Note: This table contains forward-looking statements. Please see the paragraph regarding forward-looking statements earlier in this document.

CAMDEN

NON-GAAP FINANCIAL MEASURES DEFINITIONS & RECONCILIATIONS

(In thousands, except per share amounts)

(Unaudited)

Net Operating Income (NOI)

NOI is defined by the Company as total property income less property operating and maintenance expenses less real estate taxes. The Company considers NOI to be an appropriate supplemental measure of operating performance to net income because it reflects the operating performance of our communities without allocation of corporate level property management overhead or general and administrative costs. A reconciliation of net income to net operating income is provided below:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2006	2005	2006	2005
Net income (loss)	\$125,457	(\$2,317)	\$201,482	\$186,199
Fee and asset management	(5,433)	(1,789)	(11,030)	(10,929)
Sale of technology investments	(1,602)	-	(1,602)	(24,199)
Interest and other income	(1,733)	(1,913)	(6,097)	(6,401)
Income on deferred compensation plans	(1,927)	(3,209)	(4,308)	(5,327)
Property management expense	4,629	4,208	13,821	11,350
Fee and asset management expense	3,689	2,008	8,293	4,999
General and administrative expense	9,849	6,183	25,299	18,017
Transaction compensation and merger expenses	-	-	-	14,085
Interest expense	29,176	29,331	91,592	81,416
Depreciation and amortization	40,399	44,030	117,945	119,117
Amortization of deferred financing costs	941	855	2,897	2,872
Expense on deferred compensation plans	1,927	3,209	4,308	5,327
Gain on sale of properties, including land	(96,247)	-	(97,556)	(132,117)
Equity in income (loss) of joint ventures	(1,628)	1,827	(4,514)	1,472
Distributions on perpetual preferred units	1,750	1,750	5,250	5,278
Original issuance costs on redeemed perpetual preferred units	-	-	-	365
Income allocated to common units and other minority interests	12,413	261	14,750	1,756
Income from discontinued operations	(665)	(1,481)	(4,998)	(6,118)
Gain on sale of discontinued operations	(29,350)	-	(80,394)	(36,115)
Income from discontinued operations allocated to common units	760	112	1,681	343
Net Operating Income (NOI)	\$92,405	\$83,065	\$276,819	\$231,390
"Same Property" Communities	\$78,032	\$72,215	\$233,936	\$197,187
Non-"Same Property" Communities	8,416	4,939	24,633	12,877
Development and Lease-Up Communities	2,838	29	5,540	29
Dispositions / Other	3,119	5,882	12,710	21,297
Net Operating Income (NOI)	\$92,405	\$83,065	\$276,819	\$231,390

EBITDA

EBITDA is defined by the Company as earnings before interest, taxes, depreciation and amortization, including net operating income from discontinued operations, excluding equity in income of joint ventures, gain on sale of real estate assets, and income allocated to minority interests. The Company considers EBITDA to be an appropriate supplemental measure of operating performance to net income because it represents income before non-cash depreciation and the cost of debt, and excludes gains or losses from property dispositions. A reconciliation of net income to EBITDA is provided below:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2006	2005	2006	2005
Net income (loss)	\$125,457	(\$2,317)	\$201,482	\$186,199
Interest expense	29,176	29,331	91,592	81,416
Amortization of deferred financing costs	941	855	2,897	2,872
Depreciation and amortization	40,399	44,030	117,945	119,117
Distributions on perpetual preferred units	1,750	1,750	5,250	5,278
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Income allocated to common units and other minority interests	12,413	261	14,750	1,756
Real estate depreciation from discontinued operations	255	1,777	1,350	5,387
Gain on sale of properties, including land	(96,247)	-	(97,556)	(132,117)
Equity in income (loss) of joint ventures	(1,628)	1,827	(4,514)	1,472
Gain on sale of discontinued operations	(29,350)	-	(80,394)	(36,115)
Income from discontinued operations allocated to common units	760	112	1,681	343
EBITDA	\$83,926	\$77,626	\$254,483	\$235,973