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ARBOR REA Form 4 February 16,	ALTY TRUST IN 2006	NC											
Check thi	UNITED	STATES		RITIES AND EXCHANGE COMMISSION shington, D.C. 20549					OMB Number:	3235-0287			
if no long subject to Section 1 Form 4 o	6.		NERSHIP OF	Expires: Estimated a burden hou response									
Form 5 obligations may continue. See Instruction 1(b). Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940													
(Print or Type F	Responses)												
LAZAR MELVIN F Symbol				r Name and Ticker or Trading R REALTY TRUST INC				5. Relationship of Reporting Person(s) to Issuer					
			[ABR]					(Check all applicable)					
(Last)	(First) (M					Earliest Transaction			XDirector10% Owner Officer (give titleOther (specify				
(Month/Day/Year)(Month/Day/Year)333 EARLE OVINGTON02/14/2006BLVD, SUITE 90002/14/2006								below)	below)				
				ndment, Date Original nth/Day/Year)				 6. Individual or Joint/Group Filing(Check Applicable Line) _X_ Form filed by One Reporting Person Form filed by More than One Reporting Person 					
(City) (State) (Zip) Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned								lv Owned					
1.Title of Security (Instr. 3)	1.Title of Security2. Transaction Date (Month/Day/Year)2A. Deemed Execution Date, if				4. Securi on(A) or Di (Instr. 3,	ties A ispose 4 and (A) or	cquired d of (D) 5)	5. Amount of	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4) 7. Nature of Indirect Beneficial Ownership (Instr. 4)				
Common				Code V	Amount	(D)	Price						
Stock par value \$0.01	02/14/2006			А	300	А	\$ 26.2	3,300	D				
Common Stock par value \$0.01	02/14/2006			А	300	A	\$ 26.25	3,600	D				
Common Stock par value \$0.01	02/15/2006			А	300	А	\$ 26.57	3,900	D				
Common	02/15/2006			А	100	А	\$	4,000	D				

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Stock par value \$0.01					26.58	
Common Stock par value \$0.01	02/15/2006	А	100	A	\$ 4,100 D)
Common Stock par value \$0.01	02/15/2006	A	1,200	А	\$ 26.6 5,300 D)
Common Stock par value \$0.01	02/15/2006	А	200	А	\$ 5,500 E)
Common Stock par value \$0.01	02/15/2006	А	700	А	\$ 6,200 E)
Common Stock par value \$0.01	02/15/2006	А	300	А	\$ 6,500 D)
Common Stock par value \$0.01	02/15/2006	А	600	А	\$ 7,100 E)
Common Stock par value \$0.01	02/15/2006	А	200	А	\$ 7,300 E)
Common Stock par value \$0.01	02/15/2006	А	300	А	\$ 7,600 D)
Common Stock par value \$0.01	02/15/2006	А	100	А	\$ 7,700 E)
Common Stock par value \$0.01	02/15/2006	A	300	А	\$ 26.7 8,000 D)

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

1. Title of	2.	3. Transaction Date	3A. Deemed	4.	5.	6. Date Exercisable and	7. Title and	8. Price of	9. Nu
Derivative	Conversion	(Month/Day/Year)	Execution Date, if	Transacti	onNumber	Expiration Date	Amount of	Derivative	Deriv
Security	or Exercise		any	Code	of	(Month/Day/Year)	Underlying	Security	Secu
(Instr. 3)	Price of		(Month/Day/Year)	(Instr. 8)	Derivativ	e	Securities	(Instr. 5)	Bene

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Securities (Instr. 3 and 4) Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5) Code V (A) (D) Date Expiration Title Amount Exercisable Date or Number of Shares

Reporting Owners

Derivative

Security

	Relationships						
Reporting Owner Name / Address	Director	10% Owner	Officer	Other			
LAZAR MELVIN F 333 EARLE OVINGTON BLVD SUITE 900 UNIONDALE, NY 11553	Х						
Signatures							
/s/ Walter K. Horn, Attorney-in-Fac Lazar	t for Mel	vin F.		02/16/2006			
**Signature of Reporting Pers	on			Date			

Explanation of Responses:

* If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.

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