REALTY INCOME CORP
Form 8-K
November 06, 2006

United States
Securities and Exchange Commission
Washington, D.C. 20549

Form 8-K

Current Report
Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934

Date of report: **November 3, 2006**

REALTY INCOME CORPORATION
(Exact name of registrant as specified in its charter)

Maryland	**1-13374**	**33-0580106**
(State of Incorporation)	(Commission File Number)	(IRS Employer Identification No.)

220 West Crest Street, Escondido, California 92025-1707
(Address of principal executive offices) (Zip Code)

(760) 741-2111
(Registrant s telephone number, including area code)

None
(former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

o Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

o Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

o Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

o Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 2.02 Results of Operations and Financial Condition

On November 3, 2006, we issued a press release, which sets forth our results of operations for the quarter ended September 30, 2006. A copy of our press release is attached hereto as Exhibit 99.1 and is incorporated herein by reference. This information shall not be deemed filed for any purposes of Section 18 of the Securities Exchange Act of 1934, as amended, and is not incorporated by reference into any of our filings, whether made before or after the date hereof, regardless of any general incorporation language in any such filing.

Item 9.01 ***Financial Statements and Exhibits***

Exhibits The following exhibit is filed with this Form 8-K:

99.1 Press release dated November 3, 2006

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Dated: November 3, 2006

REALTY INCOME CORPORATION

By: /s/Michael R. Pfeiffer
Michael R. Pfeiffer
Executive Vice President, General Counsel and Secretary