

REALTY INCOME CORP  
Form 8-K  
February 15, 2007

**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: **February 14, 2007**

**REALTY INCOME CORPORATION**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State of Incorporation)

**1-13374**  
(Commission File Number)  
**220 West Crest Street, Escondido, California 92025-1707**

**33-0580106**  
(IRS Employer Identification No.)

(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 February 14, 2007, we issued a press release, which sets forth our results of operations for the quarter ended December 31, 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 February 14, 2007

**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: February 14, 2007

REALTY INCOME CORPORATION

By:

/s/ Michael R. Pfeiffer

Michael R. Pfeiffer  
Executive Vice President, General Counsel

and Secretary