

REALTY INCOME CORP  
Form 8-K  
February 17, 2004

**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 4, 2004**

**REALTY INCOME CORPORATION**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State of Incorporation)

**1-13374**  
(Commission File Number)

**33-0580106**  
(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)

**Item 7. *Financial Statements and Exhibits.***

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

99.1 Press release dated February 4, 2004

**Item 12. *Results of Operations and Financial Condition***

On February 4, 2004, we issued a press release, which sets forth our results of operations for the quarter and year ended December 31, 2004. 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.

**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 16, 2004

REALTY INCOME CORPORATION

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