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ITEM 2.02 Results of Operations and Financial Condition.

On November 1, 2007, the registrant issued an earnings release announcing its financial results for the quarter ended September 30, 2007. A copy of the earnings release is attached as Exhibit 99.1.

ITEM 9.01 Financial Statements and Exhibits.

Exhibit 99.1 Earnings release of the registrant for the quarter ended September 30, 2007.

SIGNATURES

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, thereunto duly authorized.

W. P. Carey & Co. LLC

Date: November 1, 2007

By: /s/ Mark J. DeCesaris

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Mark J. DeCesaris  
Managing Director and  
acting Chief Financial Officer