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CAREY W P & CO LLC
Form 8-K
August 08, 2006

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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 (Date of earliest event reported): AUGUST 8, 2006

W. P. CAREY & CO. LLC

(Exact name of registrant as specified in its charter)

DELAWARE	001-13779	13-3912578
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(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification Number)

50 ROCKEFELLER PLAZA NEW YORK, NY	10020
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(Address of principal executive offices)	(Zip Code)

(212) 492-1100
(Registrant's telephone number, including area code)

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:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

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ITEM 2.02 RESULTS OF OPERATIONS AND FINANCIAL CONDITION.

On August 8, 2006, the registrant issued an earnings release announcing its financial results for the quarter ended June 30, 2006. 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 June 30, 2006.

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: August 8, 2006

By: /s/ Mark J. DeCesaris

Mark J. DeCesaris
Managing Director and acting Chief
Financial Officer