

CAREY W P & CO LLC  
Form 8-K  
November 07, 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 (Date of earliest event reported):* **November 7, 2006**

**W. P. Carey & Co. LLC**

*(Exact name of registrant as specified in its charter)*

**Delaware**  
*(State or other jurisdiction  
of incorporation)*

**001-13779**  
*(Commission  
File Number)*

**13-3912578**  
*(IRS Employer  
Identification Number)*

**50 Rockefeller Plaza**  
**New York, NY**  
*(Address of principal executive offices)*

**10020**  
*(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 November 7, 2006, the registrant issued an earnings release announcing its financial results for the quarter ended September 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 September 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: November 7, 2006

By: /s/ Mark J. DeCesaris

Mark J. DeCesaris  
Managing Director  
and acting Chief Financial Officer