

REALTY INCOME CORP  
Form 10-Q  
April 26, 2013  
Table of Contents

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**  
Washington, DC 20549

**FORM 10-Q**

Quarterly report pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

For the quarterly period ended March 31, 2013, or

Transition report pursuant to section 13 or 15(d) of the Securities Exchange Act of 1934

Commission File Number 1-13374

**REALTY INCOME CORPORATION**

(Exact name of registrant as specified in its charter)

**Maryland**

**33-0580106**

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(State or Other Jurisdiction of  
Incorporation or Organization)

(IRS Employer Identification  
Number)

**600 La Terraza Boulevard, Escondido, California 92025-3873**

(Address of Principal Executive Offices)

Registrant's telephone number, including area code: **(760) 741-2111**

Indicate by check mark whether the registrant: (1) has filed all reports required to be filed by Section 13 or 15 (d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes  No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes  No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of large accelerated filer, accelerated filer and smaller reporting company in Rule 12b-2 of the Exchange Act.

Large accelerated filer  Accelerated filer  Non-accelerated filer  Smaller reporting company

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes  No

There were 196,233,589 shares of common stock outstanding as of April 18, 2013.

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Table of Contents

**REALTY INCOME CORPORATION**

Form 10-Q

March 31, 2013

**TABLE OF CONTENTS**

<b><u>PART I.</u></b>	<b><u>FINANCIAL INFORMATION</u></b>	<b><u>Page</u></b>
<b><u>Item 1:</u></b>	<b><u>Financial Statements</u></b>	
	<u>Consolidated Balance Sheets</u>	3
	<u>Consolidated Statements of Income</u>	4
	<u>Consolidated Statements of Cash Flows</u>	5
	<u>Notes to Consolidated Financial Statements</u>	6
<b><u>Item 2:</u></b>	<b><u>Management's Discussion and Analysis of Financial Condition and Results of Operations</u></b>	
	<u>Forward-Looking Statements</u>	23
	<u>The Company</u>	24
	<u>Recent Developments</u>	27
	<u>Liquidity and Capital Resources</u>	31
	<u>Results of Operations</u>	36
	<u>Funds from Operations Available to Common Stockholders (FFO) And Normalized Funds from Operations Available to Common Stockholders (Normalized FFO)</u>	42
	<u>Adjusted Funds from Operations Available to Common Stockholders (AFFO)</u>	44
	<u>Property Portfolio Information</u>	45
	<u>Impact of Inflation</u>	52
	<u>Impact of Recent Accounting Pronouncements</u>	52
	<u>Other Information</u>	52
<b><u>Item 3:</u></b>	<b><u>Quantitative and Qualitative Disclosures About Market Risk</u></b>	53
<b><u>Item 4:</u></b>	<b><u>Controls and Procedures</u></b>	54
<b><u>PART II.</u></b>	<b><u>OTHER INFORMATION</u></b>	
<b><u>Item 1:</u></b>	<b><u>Legal Proceedings</u></b>	55
<b><u>Item 1A:</u></b>	<b><u>Risk Factors</u></b>	55
<b><u>Item 2:</u></b>	<b><u>Unregistered Sales of Equity Securities and Use of Proceeds</u></b>	56
<b><u>Item 6:</u></b>	<b><u>Exhibits</u></b>	56

**SIGNATURE**

59

2

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Table of Contents

**PART I. FINANCIAL INFORMATION**

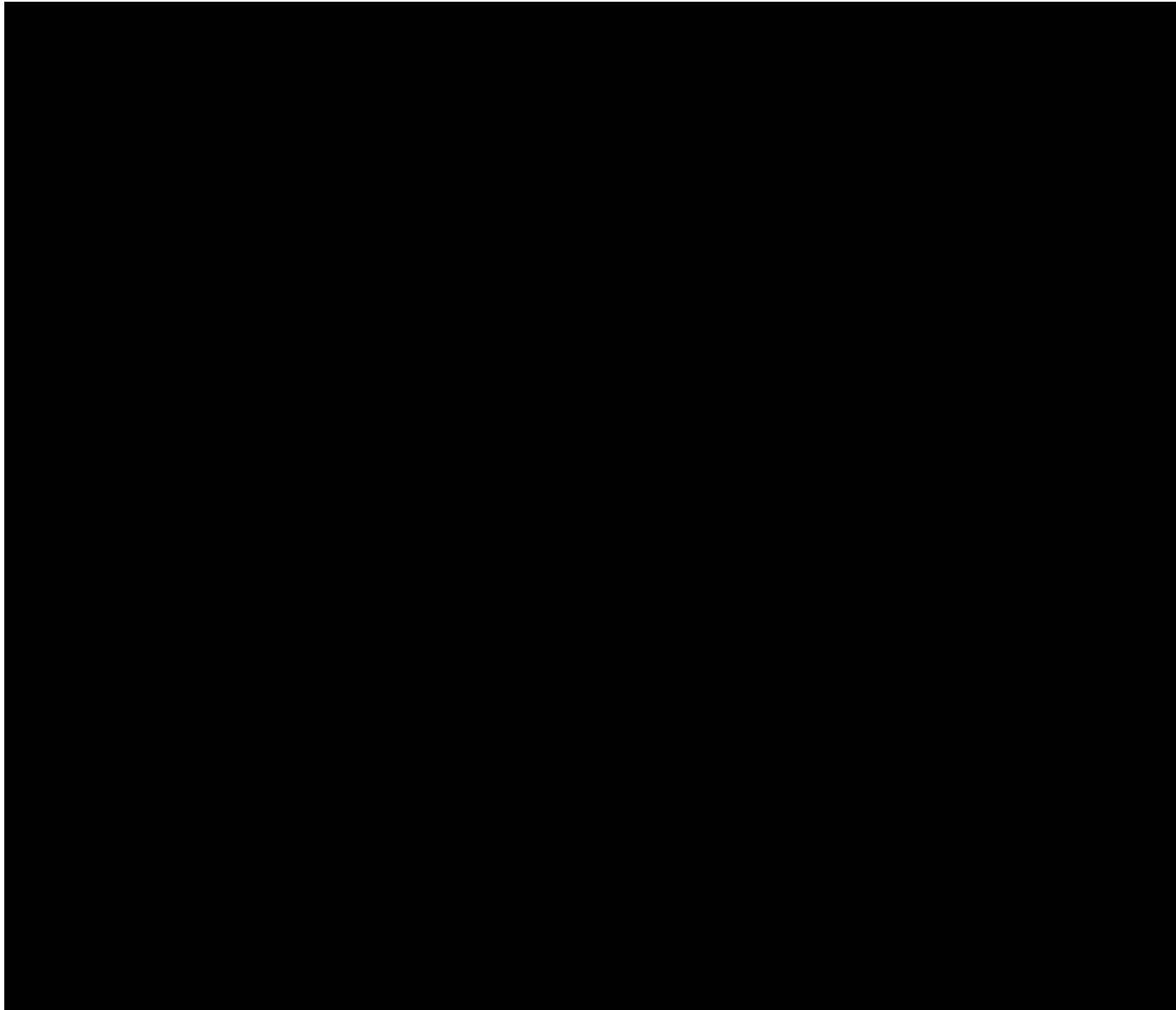
**Item 1. Financial Statements**

REALTY INCOME CORPORATION AND SUBSIDIARIES

**CONSOLIDATED BALANCE SHEETS**

March 31, 2013 and December 31, 2012

(dollars in thousands, except per share data)



*The accompanying notes to consolidated financial statements are an integral part of these statements.*

Table of Contents

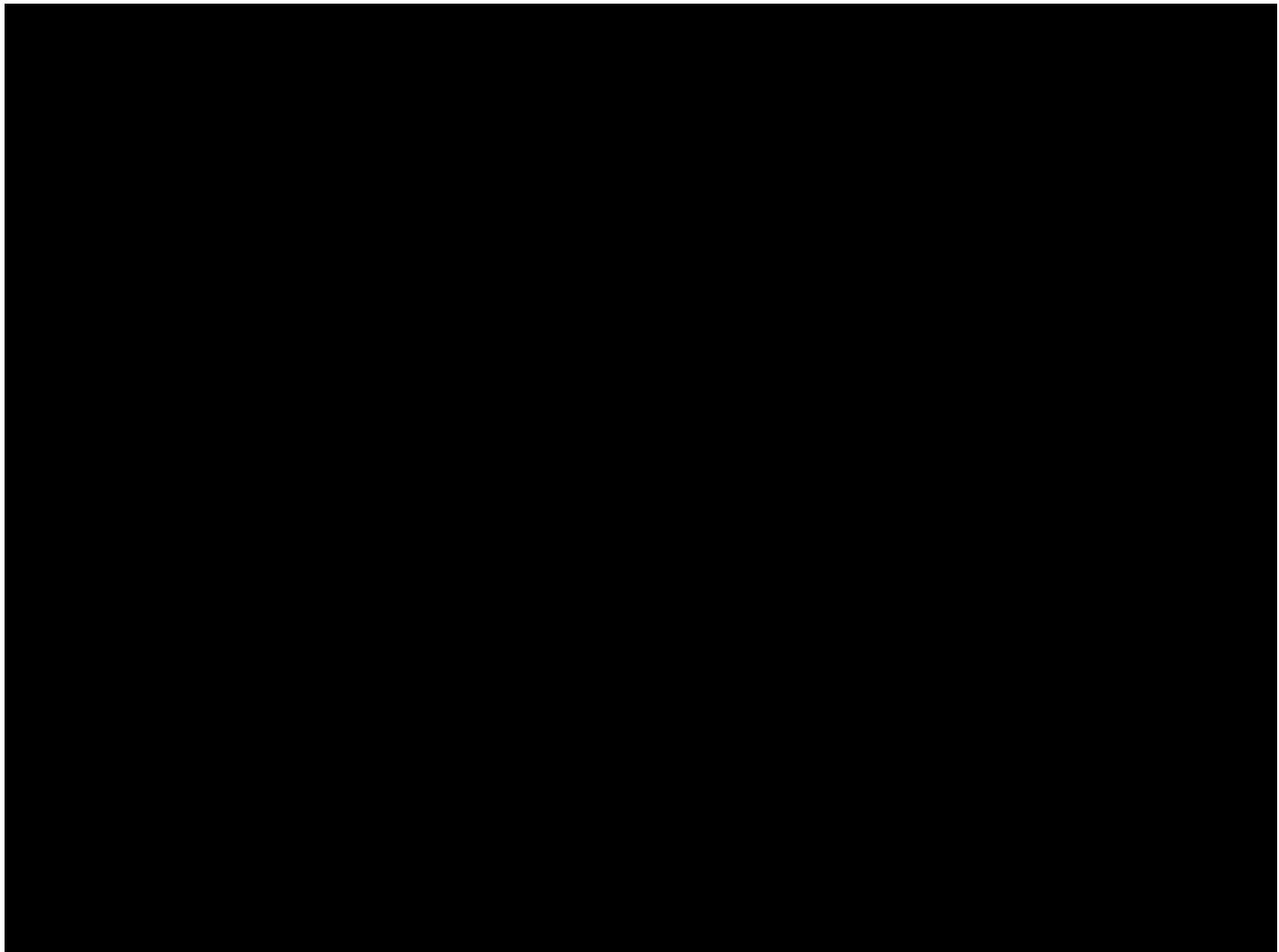
REALTY INCOME CORPORATION AND SUBSIDIARIES

**CONSOLIDATED STATEMENTS OF INCOME**

For the three months ended March 31, 2013 and 2012

(dollars in thousands, except per share data)

(unaudited)





*The accompanying notes to consolidated financial statements are an integral part of these statements.*



Table of Contents

REALTY INCOME CORPORATION AND SUBSIDIARIES

**CONSOLIDATED STATEMENTS OF CASH FLOWS**

For the three months ended March 31, 2013 and 2012

(dollars in thousands)(unaudited)

