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CAREY W P & CO LLC
Form 8-K
February 28, 2003

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)
February 26, 2003

W.P. CAREY & CO. LLC

(Exact name of registrant as specified in its charter)

DELAWARE

(State of Organization)

001-13779

(Commission File No.)

13-3912578

(IRS Employer
Identification
Number)

50 Rockefeller Plaza, 2nd Floor
New York, NY 10020

(Address of principal executive offices)

(212) 492-1100

(Registrant's telephone number, including area code)

ITEM 7. FINANCIAL STATEMENTS AND EXHIBITS

(C) EXHIBITS

The following exhibit is filed as part of this Current Report on Form 8-K:

EXHIBIT INDEX

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Exhibit No. -----	Exhibit -----
99.1	Earnings Press Release issued February 26, 2003

ITEM 9. REGULATION FD DISCLOSURE

On February 26, 2003, the registrant issued a press release announcing its earnings for the year ended December 31, 2002, certain operating highlights and webcast and conference call to discuss the results. This information and the related exhibit are being furnished to the Securities and Exchange Commission pursuant to Regulation FD and is not a "filing" under the Securities Exchange Act of 1934, as amended.

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) 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.

W. P. CAREY & CO. LLC

By: /s/ Gordon F. DuGan

Gordon F. DuGan

Date: February 28, 2003