

press release

REALTY  INCOME

The Monthly Dividend Company*



FOR
IMMEDIATE
RELEASE

REALTY INCOME PRICES \$550 MILLION OF 6.75% 12-YEAR SENIOR UNSECURED NOTES

ESCONDIDO, CALIFORNIA, August 30, 2007....Realty Income Corporation (Realty Income), The Monthly Dividend Company®, (NYSE:O) today announced the pricing of \$550 million of 6.75% senior unsecured notes due 2019. The public offering price for the notes was 99.827% of the principal amount for an effective yield of 6.772%. These securities are expected to be rated BBB+ by Fitch Ratings, Baa1 by Moody's Investors Service and BBB by Standard & Poor's Ratings Group. The net proceeds from the offering will be used to fund certain property acquisitions that have closed or are expected to close in 2007. Any remaining net proceeds will be used for general corporate purposes which may include additional acquisitions.

The joint-book running managers for the offering are Banc of America Securities LLC and Citi Markets & Banking. The co-managers include: BMO Capital Markets, BNY Capital Markets, Inc., Morgan Keegan, Piper Jaffray and Wells Fargo Securities. A copy of the prospectus related to this offering may be obtained from: Banc of America Securities LLC, Prospectus Delivery Department, 100 West 33rd Street, 3rd Floor, NY1-509-03-22, New York, NY, 10001, and Citigroup Global Markets Inc., Prospectus Department, Brooklyn Army Terminal, 140 58th Street, 8th Floor, Brooklyn, NY 11220.

These securities are offered pursuant to a Registration Statement that has become effective under the Securities Act. The notes are only offered by means of the prospectus included in the Registration Statement and the prospectus supplement related to the offering. This press release shall not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of these securities in any state where the offer, solicitation, or sale of these securities would be unlawful prior to the registration or qualification under the securities laws of any such state.

Forward-Looking Statements

Statements in this press release that are not strictly historical are "forward-looking" statements. Forward-looking statements involve known and unknown risks, which may cause the Company's actual future results to differ materially from expected results. These risks include, among others, whether the announced pending acquisitions are completed, general economic conditions, local real estate conditions, the availability of capital to finance planned growth, property acquisitions and the timing of these acquisitions, charges for property impairments, the outcome of any legal proceedings to which the Company is a party, and the profitability of the Company's subsidiary, Crest Net Lease, as described in the Company's filings with the Securities and Exchange Commission. Consequently, such forward-looking statements should be regarded solely as reflections of the Company's current operating plans and estimates. Actual operating results may differ materially from what is expressed or forecast in this press release. The Company undertakes no obligation to publicly release the results of any revisions to these forward-looking statements that may be made to reflect events or circumstances after the date these statements were made.