



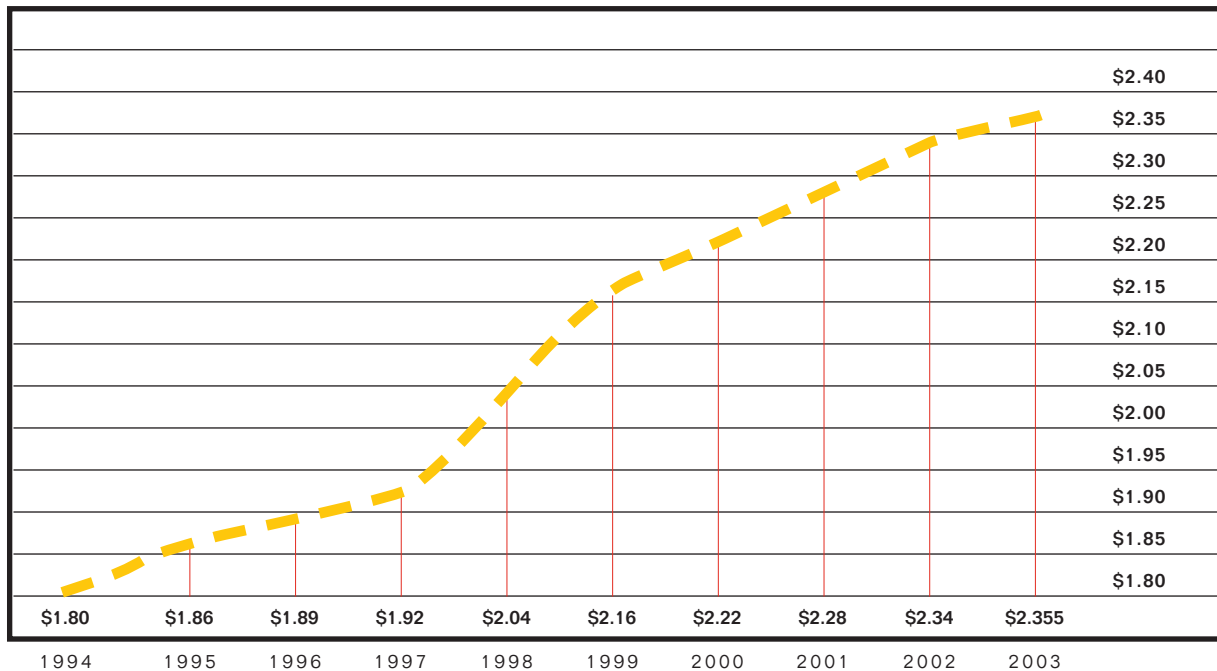
FactSheet

PRICE: \$35.75 AS OF 3/31/03; MONTHLY DIVIDEND: \$0.19625 (\$2.355 ANNUALLY); YIELD: 6.6%

Dedicated to Providing Shareholders with Dependable Monthly Income

Realty Income is The Monthly Dividend Company®—a NYSE-listed real estate company focused on generating dependable monthly income for its shareholders. Dividends are supported by the cash flow from over 1,200 retail real estate properties owned under long-term (15–20 years) lease agreements with regional and national retail chains. Since 1969 the Company has been acquiring freestanding, single-tenant, retail stores and leasing them back to retail chains, freeing up their financial resources for further expansion. (Who are these retailers? Chains like Children's World, Hollywood Video, Jiffy Lube, Pier 1 Imports and Taco Bell.) Realty Income is currently one of the largest publicly traded owners of freestanding, net-lease, retail real estate.

Annualized Dividends



3 Reasons Why Many Investors Own Shares of Realty Income

Monthly Income

The Company has paid monthly distributions for over 33 years. As of 3/31/03 shareholders have received 392 consecutive monthly dividends.

Security

The security of owning a stock backed by real estate assets unencumbered by mortgage debt and managed by a team of professionals dedicated to conservative financial and real estate acquisition strategies.

Potential Dividend and Share Price Growth

Since becoming a public company in 1994, Realty Income has increased the annualized dividend amount 24 times. In addition to receiving an attractive dividend yield, investors may also realize a sustainable risk-adjusted total return resulting from dividend and share price growth as the Company increases its lease revenue and funds from operations.



Diversified across 25 retail segments and 80 retail chains

Equity Research Coverage:

A.G. Edwards & Sons, Inc.; BB&T; Credit Suisse First Boston;
J.P. Morgan; Raymond James; US Bancorp Piper Jaffray; Ferris, Baker,
Watts; Merrill Lynch; Salomon Smith Barney; Wachovia Securities



Dependable Monthly Dividends by Design

Realty Income's corporate strategy and business focus are specifically designed to generate a predictable and consistent cash flow to support the payment of dependable monthly dividends. We have been successful in achieving this objective throughout our 34-year operating history.

The following are recent highlights of operations:

- 22 consecutive quarters of dividend increases from 1997 to 2003
- 30.8% increase in dividends per share since 1994
- Real estate investment focus primarily on recession-resistant middle and upper market retail chains providing basic human needs goods and services
- 34-year historical occupancy rate in excess of 97%
- 285.3% increase in real estate assets, at cost, from 1994 to 2003
- Investment grade corporate debt ratings from Standard & Poor's, Moody's Investor Services, and Fitch IBCA credit rating agencies

Key Financial Ratios

- Dividend growth since 10/94 of 30.8%
- 52-week closing stock price:
high: \$37.95 low: \$26.45
- Debt to total capitalization: 20.8%
(as of 3/31/03)
- Fixed Charge Coverage Ratio: 3.9 times
(as of 3/31/03)
- Common Stock Price to estimated
Funds from Operations multiple:
12.4 times as of 3/31/03 (based
on stock price of \$35.75)

Financial Highlights

(\$ in thousands except per share data)

	1st Quarter 3/31/03	2002	2001	2000	1999	1998	1997
Total revenue	\$ 35,682	\$ 140,980	\$ 123,909	\$ 115,794	\$ 101,730	\$ 86,727	\$ 65,518
Funds from operations ("FFO")	24,003	95,068	77,828	67,239	65,917	62,799	52,353
FFO per share (diluted)	\$ 0.69	\$ 2.80	\$ 2.66	\$ 2.52	\$ 2.46	\$ 2.36	\$ 2.22
Net income available to common shareholders	15,606	68,954	57,846	45,076	41,012	41,304	34,770
Net income per share (diluted)	0.45	2.03	1.98	1.69	1.53	1.55	1.48
Dividends paid to common shareholders	20,450	78,042	64,871	58,262	55,925	52,301	44,367
Dividends per share, annualized	2.355	2.34	2.28	2.22	2.16	2.04	1.92
Real Estate, before accumulated depreciation	\$ 1,314,338	\$ 1,285,900	\$ 1,178,162	\$ 1,073,527	\$ 1,017,252	\$ 889,835	\$ 699,797
Number of properties	1,235	1,197	1,124	1,068	1,076	970	826
Gross leasable area in square feet (in 000's)	10,110	9,997	9,663	9,013	8,648	7,824	6,302
Properties acquired	42	108	91	13	110	149	96
Acquisition cost	\$ 33,070	\$ 133,329	\$ 131,753	\$ 69,984	\$ 181,376	\$ 193,436	\$ 142,287
Properties sold	4	35	35	21	3	5	10
Portfolio occupancy rate	97.9%	97.7%	98.2%	97.7%	98.4%	99.5%	99.2%
Remaining weighted average lease term in years	11.0	10.9	10.4	9.8	10.7	10.2	9.8
Common shares outstanding (in 000's)	35,001	34,875	32,829	26,564	26,822	26,817	25,698

Company Headquarters:

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For more information contact one of
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James Thomson, Paul Woronicz

Diversified
Geographically
with 1,235
Properties
in 48 States

