

MUNICIPAL MORTGAGE & EQUITY LLC

Form 8-K

March 02, 2004

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**

**WASHINGTON, DC 20549**

**FORM 8-K**

**CURRENT REPORT  
Pursuant to Section 13 or 15 (d) of the  
Securities Exchange Act of 1934**

March 1, 2004  
(Date of Report (Date of earliest event reported))

**MUNICIPAL MORTGAGE & EQUITY, LLC**

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(Exact Name of Registrant as Specified in Its Charter)

**Delaware**  
(State or Other Jurisdiction of  
Incorporation )

**011-11981**  
(Commission File Number)

**52-1449733**  
(I.R.S. Employer Identification No.)

**621 East Pratt Street, Suite 300**  
**Baltimore, Maryland**  
(Address of Principal Executive Offices)

**21202**  
(Zip Code)

**(443) 263-2900**  
(Registrant's Telephone Number, including area code)

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**Item 7. Financial Statements, Pro Forma Financial Information and Exhibits.**

*(c) Exhibits*

99.1 Earnings Package.

99.2 Earnings Press Release, dated March 1, 2004.

99.3 Production Press Release, dated March 1, 2004.

**Item 9. Regulation FD Disclosure.**

**Item 12. Results of Operations and Financial Condition.**

On March 1, 2004, Municipal Mortgage & Equity, LLC (the "Company"), distributed an earnings package to analysts relating to the Company's financial performance. A copy of the package, dated December 31, 2003, is attached hereto as Exhibit 99.1.

On March 1, 2004, the Company distributed an earnings press release and financial statements relating to the Company's financial performance for the quarter ended December 31, 2003. A copy of the press release, dated March 1, 2004, and financial statements, dated December 31, 2003, is attached hereto as Exhibit 99.2.

On March 1, 2004, the Company distributed a production press release relating to the Company's production volume for the fiscal year ended December 31, 2003. A copy of the press release, dated March 1, 2004, is attached hereto as Exhibit 99.3.

The Company believes that certain statements in the earnings press release may constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. These statements are made on the basis of management's views and assumptions regarding future events and business performance as of the time the statements are made. Actual results may differ materially from those expressed or implied. Information concerning factors that could cause actual results to differ materially from those in forward-looking statements is contained from time to time in the Company's filings with the U.S. Securities and Exchange Commission.

This information furnished under Item 9. Regulation FD Disclosure and Item 12. Results of Operations and Financial Condition, including the exhibits related hereto, shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, nor shall it be deemed incorporated by reference in any disclosure document of the Company, except as shall be expressly set forth by specific reference in such document.

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**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.

MUNICIPAL MORTGAGE & EQUITY, LLC

Date: March 1, 2004

By: /s/ WILLIAM S. HARRISON

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Name: William S. Harrison  
Title: Executive Vice President and  
Chief Financial Officer

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**EXHIBIT INDEX**

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