

MUNICIPAL MORTGAGE & EQUITY LLC

Form 8-K

November 12, 2004

**UNITED STATES
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): **November 10, 2004**

MUNICIPAL MORTGAGE & EQUITY, LLC

(Exact name of registrant as specified in its charter)

Delaware
(State or other jurisdiction
of incorporation)

011-11981
(Commission
File Number)

52-1449733
(IRS Employer
Identification No.)

621 East Pratt Street, Suite 300
Baltimore, Maryland
(Address of principal executive offices)

21202
(ZIP Code)

Registrant's telephone number, including area code: (443) 263-2900

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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Item 2.02. Results of Operations and Financial Condition.

On November 10, 2004, Municipal Mortgage & Equity, LLC (the Company) distributed an earnings press release and financial statements relating to the Company s financial performance for the quarter ended September 30, 2004. A copy of the earnings package dated September 30, 2004, and a copy of the press release, dated November 10, 2004, are attached hereto as Exhibits 99.1 and 99.2, respectively.

On November 10, 2004, the Company distributed a production press release relating to the Company s production volume for the three months ended September 30, 2004. A copy of the press release, dated November 10, 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 2.02. Results of Operations and Financial Condition, of this Form 8K including the exhibits related hereto, shall not be deemed filed for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933, as amended, or the Securities Exchange Act of 1934, as amended, except as shall be expressly set forth by specific reference in such filing.

Item 9.01. Financial Statements and Exhibits.

(c) Exhibits

99.1 Earnings Package.

99.2 Earnings Press Release, dated November 10, 2004.

99.3 Production Press Release, dated November 10, 2004.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

MUNICIPAL MORTGAGE & EQUITY, LLC

By: /s/ William S. Harrison

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

Date: November 12, 2004

EXHIBIT INDEX

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