

LANDY EUGENE W  
Form 4  
March 17, 2009

**FORM 4**

**UNITED STATES SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549**

OMB APPROVAL

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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES**

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person \*  
LANDY EUGENE W

2. Issuer Name and Ticker or Trading Symbol  
MONMOUTH REAL ESTATE INVESTMENT CORP [MNRTA]

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

(Last) (First) (Middle)

3. Date of Earliest Transaction (Month/Day/Year)  
03/16/2009

Director  10% Owner  
 Officer (give title below)  Other (specify below)  
President

JUNIPER BUSINESS PLAZA,  
SUITE 3-C, 3499 RT. 9 NORTH

(Street)

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)  
 Form filed by One Reporting Person  
 Form filed by More than One Reporting Person

FREEHOLD, NJ 07728

(City) (State) (Zip)

**Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned**

| 1. Title of Security (Instr. 3) | 2. Transaction Date (Month/Day/Year) | 2A. Deemed Execution Date, if any (Month/Day/Year) | 3. Transaction Code (Instr. 8) | 4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) | 5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4) | 6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4) | 7. Nature of Indirect Beneficial Ownership (Instr. 4) |
|---------------------------------|--------------------------------------|--|--------------------------------|---|---|--|---|
| MNRTA Common Stock              |                                      |  |                                | (A)   | 544,371.683<br><u>(1)</u>   | D  |   |
| MNRTA Common Stock              |                                      |  |                                | (A)   | 123,619.563<br><u>(2)</u>   | I  | Spouse  |
| MNRTA Common Stock              |                                      |  |                                | (A)   | 175,728.78 <u>(3)</u>   | I  | Landy & Landy Employees' Pension Plan                 |

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|                          |                    |   |  |
|--------------------------|--------------------|---|--|
| MNRTA<br>Common<br>Stock | 207,436.947<br>(4) | I | Landy &<br>Landy<br>Employees'<br>Profit<br>Sharing Plan |
| MNRTA<br>Common<br>Stock | 86,200             | I | Eugene W.<br>and Gloria<br>Landy<br>Family<br>Foundation |
| MNRTA<br>Common<br>Stock | 13,048             | I | Landy<br>Investments                                     |
| MNRTA<br>Common<br>Stock | 5,000              | I | Juniper Plaza<br>Associates                              |

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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SEC 1474  
(9-02)

**Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned**  
(e.g., puts, calls, warrants, options, convertible securities)

| 1. Title of Derivative Security (Instr. 3)      | 2. Conversion or Exercise Price of Derivative Security | 3. Transaction Date (Month/Day/Year) | 3A. Deemed Execution Date, if any (Month/Day/Year) | 4. Transaction Code (Instr. 8) | 5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5) | 6. Date Exercisable and Expiration Date (Month/Day/Year)    | 7. Title and Amount of Underlying Securities (Instr. 3 and 4) | 8. Price or Number of Shares |
|---|--|--------------------------------------|--|--------------------------------|---|---|---|------------------------------|
| Qualified Stock Option to Purchase Common Stock | \$ 7.25  |                                      |  |                                |   | Date Exercisable: 10/20/2009<br>Expiration Date: 10/20/2016 | MNRTA Common Stock  | 65,000                       |
| Qualified Stock Option to                       | \$ 8.22  |                                      |  |                                |   | Date Exercisable: 12/12/2008<br>Expiration Date: 12/12/2015 | MNRTA Common Stock  | 65,000                       |

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|  |         |  |            |            |                          |        |
|--|---------|--|------------|------------|--------------------------|--------|
| Purchase<br>Common<br>Stock                                    |         |  |            |            |                          |        |
| Qualified<br>Stock<br>Option to<br>Purchase<br>Common<br>Stock | \$ 5.04 |  | 04/04/2002 | 10/04/2009 | MNRTA<br>Common<br>Stock | 32,750 |
| Qualified<br>Stock<br>Option to<br>Purchase<br>Common<br>Stock | \$ 8.7  |  | 09/21/2006 | 09/21/2013 | MNRTA<br>Common<br>Stock | 16,375 |
| Qualified<br>Stock<br>Option to<br>Purchase<br>Common<br>Stock | \$ 8.05 |  | 01/22/2008 | 01/22/2015 | MNRTA<br>Common<br>Stock | 16,375 |
| Qualified<br>Stock<br>Option to<br>Purchase<br>Common<br>Stock | \$ 8.15 |  | 08/02/2007 | 08/02/2014 | MNRTA<br>Common<br>Stock | 65,000 |
| Qualified<br>Stock<br>Option to<br>Purchase<br>Common<br>Stock | \$ 7.13 |  | 06/21/2003 | 06/21/2010 | MNRTA<br>Common<br>Stock | 65,000 |
| Qualified<br>Stock<br>Option to<br>Purchase<br>Common<br>Stock | \$ 6.9  |  | 01/22/2004 | 01/22/2011 | MNRTA<br>Common<br>Stock | 65,000 |
| Qualified<br>Stock<br>Option to<br>Purchase<br>Common<br>Stock | \$ 7.89 |  | 08/03/2005 | 08/03/2012 | MNRTA<br>Common<br>Stock | 65,000 |
| Qualified<br>Stock   | \$ 8.28 |  | 08/10/2006 | 08/10/2013 | MNRTA<br>Common          | 65,000 |

Option to  
Purchase  
Common  
Stock

Stock

## Reporting Owners

| Reporting Owner Name / Address  | Relationships |           |           |       |
|---|---------------|-----------|-----------|-------|
|   | Director      | 10% Owner | Officer   | Other |
| LANDY EUGENE W<br>JUNIPER BUSINESS PLAZA, SUITE 3-C<br>3499 RT. 9 NORTH<br>FREEHOLD, NJ 07728 | X             | X         | President |       |

## Signatures

Eugene W.  
Landy

03/17/2009

\*\*Signature of  
Reporting Person

Date

## Explanation of Responses:

- \* If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).
- \*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- (1) Includes 10,368.501 shares acquired in March under the MNRTA Dividend Reinvestment and Stock Purchase Plan.
- (2) Includes 2,990.329 shares acquired in March under the MNRTA Dividend Reinvestment and Stock Purchase Plan.
- (3) Includes 1,814.842 shares acquired in March under the MNRTA Dividend Reinvestment and Stock Purchase Plan.
- (4) Includes 2,957.007 shares acquired in March under the MNRTA Dividend Reinvestment and Stock Purchase Plan.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.