
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 8-A
FOR REGISTRATION OF CERTAIN CLASSES OF SECURITIES
PURSUANT TO SECTION 12(b) OR (g) OF
THE SECURITIES EXCHANGE ACT OF 1934

STARWOOD FINANCIAL INC.
(EXACT NAME OF REGISTRANT AS SPECIFIED IN ITS CHARTER)

MARYLAND
(STATE OR OTHER JURISDICTION
OF INCORPORATION OR ORGANIZATION)

APPLIED FOR
(I.R.S. EMPLOYER
IDENTIFICATION NUMBER)

1114 AVENUE OF THE AMERICAS, 27TH FLOOR
NEW YORK, NEW YORK 10036
(212) 930-9400
(ADDRESS, INCLUDING ZIP CODE, AND TELEPHONE NUMBER, INCLUDING
AREA CODE, OF REGISTRANT'S PRINCIPAL EXECUTIVE OFFICES)

If this Form relates to the
registration of a class of securities
pursuant to Section 12(b) of the
Exchange Act and is effective
pursuant to General Instruction A. (c),
please check the following box /x/

If this Form relates to the
registration of a class of securities
pursuant to Section 12(b) of the
Exchange Act and is effective
pursuant to General Instruction A. (d)
please check the following box / /

SECURITIES ACT REGISTRATION STATEMENT FILE NUMBER TO WHICH THIS FORM
RELATES: 333-85897

SECURITIES TO BE REGISTERED PURSUANT TO SECTION 12(b) OF THE ACT:

TITLE OF EACH CLASS TO BE SO REGISTERED	NAME OF EACH EXCHANGE ON WHICH EACH CLASS IS TO BE REGISTERED
Common Stock, par value \$.01 per share	The New York Stock Exchange, Inc.
Series B Cumulative Redeemable Preferred Stock, par value \$.001 per share	The New York Stock Exchange, Inc.
Series C Cumulative Redeemable Preferred Stock, par value \$.001 per share	The New York Stock Exchange, Inc.
Series D Cumulative Redeemable Preferred Stock, par value \$.001 per share	The New York Stock Exchange, Inc.

SECURITIES TO BE REGISTERED PURSUANT TO SECTION 12(G) OF THE ACT: NONE

ITEM 1. DESCRIPTION OF REGISTRANT'S SECURITIES TO BE REGISTERED

The securities of Starwood Financial Inc. (the "Registrant") to be registered on The New York Stock Exchange, Inc. are (i) Common Stock, par value \$.01 per share, (ii) Series B Cumulative Redeemable Preferred Stock, par value \$.001 per share, (iii) Series C Cumulative Redeemable Preferred Stock, par value \$.001 per share, (iv) Series D Cumulative Redeemable Preferred Stock, par value \$.001 per share.

The descriptions of the Common Stock and the Preferred Stock under the heading "Description of Capital Stock of the Combined Company" set forth in the Joint Proxy Statement and Prospectus for the Special Meeting of Shareholders of Starwood Financial Trust and a Special Meeting of the Stockholders of TriNet Corporate Realty Trust, Inc. which was filed with the Securities and Exchange Commission pursuant to Rule 424(b) on August 25, 1999, as amended, shall be deemed to be incorporated by reference to this Form 8-A and shall be part hereof.

ITEM 2. EXHIBITS

The securities being registered hereby are to be registered on an exchange on which no other securities of the Registrant are registered. Therefore, all exhibits required by Instruction II to Item 2 will be supplied to the New York Stock Exchange and are not filed with or incorporated by reference to this Registration Statement.

SIGNATURES

Pursuant to the requirements of the Section 12 Securities Act of 1934, the registrant has duly caused this registration statement to be signed on its behalf by the undersigned, thereunto duly authorized on September 22, 1999.

Starwood Financial Inc.

/X/ Spencer B. Haber

By: Spencer B. Haber
Title: Executive Vice President-Finance
and Chief Financial Officer