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COHEN & STEERS INC
Form 13F-HR
November 12, 2010
UNITED STATES

SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

Form 13F
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: September 30, 2010
Check here if Amendment []; Amendment Number:
This Amendment (Check only one.): [] is a restatement.
[] adds new holdings entries.

Institutional Investment Manager Filing this Report:

Name: Cohen & Steers Capital Management Inc.
Address: 280 Park Avenue
10th Floor
New York, NY 10017

Form 13F File Number: 28-2405

The institutional investment manager filing this report and the person by whom it is signed hereby represent that the person signing the report is authorized to submit it, that all information contained herein is true, correct and complete, and that it is understood that all required items, statements, schedules, lists, and tables, are considered integral parts of this form.

This report is not an admission that Cohen & Steers, Inc. or its subsidiaries are the beneficial owners of any securities covered by this report, and Cohen & Steers, Inc. and its subsidiaries expressly disclaim beneficial ownership of all shares reported herein pursuant to Rule 13d-4.

Person Signing this Report on Behalf of Reporting Manager:

Name: Lisa Phelan
Title: Senior Vice President and Chief Compliance Officer
Phone: (212) 832-3232

Signature, Place, and Dating of Signing:

/s/ Lisa Phelan New York, NY November 12, 2010

Report Type (Check only one.):

- [] 13F HOLDINGS REPORT. (Check here if all holdings of this reporting manager are reported in this report.)
- [] 13F NOTICE. (Check here if no holdings reported are in this report, and all holdings are reported by other reporting manager(s).)
- [X] 13F COMBINATION REPORT. (Check here if a portion of the holdings for this reporting manager are reported in this report and a portion are reported by other reporting manager(s).)

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List of Other Managers Reporting for this Manager:
 [If there are no entries in this list, omit this section.]

Form 13F File Number	Name
028-01190	FRANK RUSSELL COMPANY

Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers:	1
Form 13F Information Table Entry Total:	334
Form 13F Information Table Value Total:	17,080,992 (thousands)

List of Other Included Managers:

Provide a numbered list of the name(s) and Form 13F file number(s) of all institutional investment managers with respect to which this report is filed, other than the manager filing this report.

No.	Form 13F File Number	Name
01		Cohen & Steers Europe SA

FORM 13F INFORMATION TABLE

issuer_name	class_title	cusip (x1000)	mkt_val	shares_prn amt	sh_prn	inv dsc
3M Co Common	COM	88579Y101	18,985	218,947	SH	Sol
Abbott Laboratories Common	COM	002824100	40,688	778,863	SH	Sol
Acadia Realty Trust Common	COM	004239109	24,549	1,292,058	SH	Sol
Advent Claymore Conv Sec & Inc	COM	00764C109	723	40,900	SH	Sol
Advent Claymore Global Convert	COM	007639107	629	67,400	SH	Sol
Aflac Inc	COM	001055102	48,044	929,100	SH	Sol
AGIC Convertible & Income FD CEF	COM	001191105	10,143	1,098,980	SH	Sol
AGIC Convertible & Income Fund	COM	001190107	11,924	1,206,931	SH	Sol
Alexander's Inc Common	COM	014752109	40,187	127,264	SH	Sol
Allegheny Technologies Common	COM	01741R102	10,660	229,500	SH	Sol
Alliance Bernstein Income Fund	COM	01881E101	12,097	1,443,500	SH	Sol
Alliance World Dollar Gov't Fu CEF	COM	01879R106	8,148	550,900	SH	Sol
Alliant Energy Corp Common	COM	018802108	7,353	202,275	SH	Sol
Alpine Global Premier Proper CEF	COM	02083A103	8,408	1,271,951	SH	Sol
Alpine Total Dynamic Div Fund CEF	COM	021060108	8,444	1,552,200	SH	Sol
AMB Property Corp Common	COM	00163T109	53,596	2,024,831	SH	Sol
American Campus Communities Inc.	COM	024835100	40,784	1,339,803	SH	Sol
American Express AXP	COM	025816109	19,590	466,100	SH	Sol
American Tower Corporation CL A	COM	029912201	92,273	1,800,104	SH	Sol
American Water Works Co Inc.	COM	030420103	9,627	413,705	SH	Sol
Apache Corp Common	COM	037411105	39,353	402,550	SH	Sol

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Apartment Invt & Mgmt	COM	03748R101	230,464	10,779,426	SH	Sol
Archer Daniels Midland Common	COM	039483102	686	21,479	SH	Sol
Assisted Living Concepts I-A	COM	04544X300	3,210	105,463	SH	Sol
Associated Estates Realty Corp	COM	045604105	61,968	4,432,531	SH	Sol
AT&T Common	COM	00206R102	87,588	3,062,545	SH	Sol
Automatic Data Processing	COM	053015103	4,501	107,100	SH	Sol
AvalonBay Communities Inc	COM	053484101	341,529	3,286,130	SH	Sol
Bank of America Corp Common	COM	060505104	74,003	5,644,800	SH	Sol
Bank Of New York Mellon Corp	COM	064058100	26,778	1,024,800	SH	Sol
Barclays Bank 7.10% (BCS A)	PFD	06739H776	3,961	159,116	SH	Sol
Barclays Bank Plc 7.75% (BCS C)	PFD	06739H511	4,437	174,962	SH	Sol
Baxter International Inc Common	COM	071813109	5,487	115,000	SH	Sol
BB&T Corp Common	COM	054937107	402	16,700	SH	Sol
Becton Dickinson & Co	COM	075887109	3,845	51,900	SH	Sole
BioMed Realty Trust Inc Common	COM	09063H107	20,630	1,151,223	SH	Sol
Blackrock Corp HY Fund VI CEF	COM	09255P107	6,276	543,331	SH	Sol
Blackrock Corporate High Y CEF	COM	09255L106	2,877	405,800	SH	Sol
Blackrock Corporate High Yield	COM	09255N102	8,129	696,600	SH	Sol
Blackrock Corporate HY FD III CEF	COM	09255M104	3,280	464,500	SH	Sol
BlackRock Debt Strategies CEF	COM	09255R103	332	83,300	SH	Sol
Blackrock Floating rt in st II CEF	COM	09255Y108	1,390	96,300	SH	Sol
Blackrock Global Enrg & Res CEF	COM	09250U101	1,328	54,000	SH	Sol
Blackrock Health Sciences Trus	COM	09250W107	3,233	126,800	SH	Sol
Blackrock Inc. Common Stock	COM	09247X101	392	2,300	SH	Sol
Blackrock International Growth CEF	COM	092524107	2,150	204,535	SH	Sol
Blackrock Ltd Duration Inc Tru CEF	COM	09249W101	1,164	67,700	SH	Sol
Blackrock Preferred Opportunit CEF	COM	09249V103	402	35,700	SH	Sol
Blackrock Real Asset Equity CEF	COM	09254B109	4,803	370,300	SH	Sol
Boeing Co Common	COM	097023105	14,912	224,100	SH	Sol
Boston Properties Inc Common	COM	101121101	573,576	6,900,578	SH	Sol
BRE Properties Inc Common	COM	05564E106	277,090	6,676,881	SH	Sol
Bristol-Myers Squibb Co Common	COM	110122108	602	22,200	SH	Sol
Brookdale Senior Living Inc Com	COM	112463104	79,802	4,892,761	SH	Sol
Brookfield Properties Co Common	COM	112900105	76,931	4,956,968	SH	Sol
C&S Dividend Majors Fund CEF	COM	19248G106	66	5,872	SH	Sol
C&S Infrastructure CEF CEF	COM	19248A109	165	10,348	SH	Sol
Calamos Convertible & Income Fnd	COM	12811P108	796	61,630	SH	Sol
Camden Property Trust Common	COM	133131102	63,348	1,320,569	SH	Sol
Caterpillar Inc Common	COM	149123101	1,471	18,700	SH	Sol
CenterPoint Energy, Inc. Common	COM	15189T107	20,952	1,332,846	SH	Sol
Central Fund Canada Cl A CEF	COM	153501101	7,620	458,780	SH	Sol
Chesapeake Lodging Trust Common	COM	165240102	934	57,087	SH	Sol
Chesapeake Midstream Partner	COM	16524K108	4,385	173,400	SH	Sol
Chevron Corp Common	COM	166764100	80,298	990,730	SH	Sol
China Mobile Ltd ADR	COM	16941M109	18,836	368,400	SH	Sol
Chubb Corp Common	COM	171232101	39,203	687,900	SH	Sol
Citigroup Inc Common	COM	172967101	38,359	9,835,600	SH	Sol
Claymore/Guggenheim Strategic	COM	18385X104	5,445	272,530	SH	Sol
Clearbridge Energy MLP	COM	184692101	1,901	93,265	SH	Sol
Clough Global Equity Fund CEF	COM	18914C100	4,115	290,200	SH	Sol
Clough Global Opportunities Fund	COM	18914E106	10,821	853,385	SH	Sol
CMS Energy Corp Common	COM	125896100	13,123	728,252	SH	Sol
CNOOC Ltd ADR	COM	126132109	1,827	9,400	SH	Sol
Cogdell Common	COM	19238U107	17,926	2,836,392	SH	Sol
Colgate-Palmolive Co Common	COM	194162103	922	12,000	SH	Sol
Colonial Properties Trust Common	COM	195872106	73,701	4,552,276	SH	Sol
Comcast Corp Common	COM	20030N101	2,833	156,700	SH	Sol
Commonwealth REIT 6.5% PFD D	PFD	203233408	31,868	1,434,200	SH	Sol
ConocoPhillips Common	COM	20825C104	29,904	520,700	SH	Sol
Corning Inc Common	COM	219350105	42,651	2,333,200	SH	Sol
Corporate Office Properties Trust	COM	22002T108	13,894	372,389	SH	Sol
Costco Wholesale Corp Common	COM	22160K105	32,471	503,500	SH	Sol

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Cousins Properties Inc Common	COM	222795106	20,489	2,869,475	SH	Sol
Covidien PLC Common Common	COM	G2554F105	45,764	1,138,700	SH	Sol
Crown Castle Intl Corp Common	COM	228227104	37,094	840,191	SH	Sol
CVS Corp Common	COM	126650100	47,743	1,517,100	SH	Sol
DCP Midstream Partners LP	COM	23311P100	20,387	608,578	SH	Sol
Developers Diversified Realty	COM	251591103	270,187	24,080,759	SH	Sol
Devon Energy Corp Common	COM	25179M103	4,957	76,573	SH	Sol
Digital Realty Trust Inc Common	COM	253868103	307,166	4,978,398	SH	Sol
Disney Co Common	COM	254687106	53,042	1,601,975	SH	Sol
DNP Select Income Fund CEF	COM	23325P104	2,860	291,494	SH	Sol
Douglas Emmett Common	COM	25960P109	188,049	10,739,562	SH	Sol
Dow 30 Enhanced Preimum	COM	260537105	1,327	130,000	SH	Sol
Dow Chemical Co/The Common	COM	260543103	16,279	592,800	SH	Sol
Duff & Phelps Utility & Corp CEF	COM	26432K108	288	22,510	SH	Sol
Duke Energy Corp Common	COM	26441C105	27,455	1,550,268	SH	Sol
Duke Realty Corp Common	COM	264411505	144,311	12,451,474	SH	Sol
DuPont Fabros Technology Inc.	COM	26613Q106	69,292	2,755,133	SH	Sol
EastGroup Properties Inc Common	COM	277276101	90,989	2,434,148	SH	Sol
Eaton Vance Float Rate Inc CEF	COM	278279104	6,792	431,800	SH	Sol
Eaton Vance Ltd Duration Inc F	COM	27828H105	15,332	933,742	SH	Sol
Eaton Vance Risk-Managed Diver	COM	27829G106	2,501	179,700	SH	Sol
Eaton Vance Senior Floating Rate	COM	27828Q105	5,458	347,857	SH	Sol
Eaton Vance Senior Income Tr	COM	27826S103	4,106	596,787	SH	Sol
Eaton Vance Short Duration Div	COM	27828V104	596	34,100	SH	Sol
Eaton Vance T/M Buy-Write Opp	COM	27828Y108	8,624	633,656	SH	Sol
Eaton Vance TA Gl Div & Inc CEF	COM	27828S101	9,452	673,200	SH	Sol
Eaton Vance TA GL Div Opp CEF	COM	27828U106	5,921	301,500	SH	Sol
Eaton Vance Tax Man Glbl Br CEF	COM	27829C105	8,854	688,465	SH	Sol
Eaton Vance Tax Man Glbl CEF	COM	27829F108	8,755	800,262	SH	Sol
Eaton Vance Tax-Adv Dvd Inc CEF	COM	27828G107	8,803	560,000	SH	Sol
Eaton Vance Tax-Mgd Dvsfied Eq	COM	27828N102	9,864	845,217	SH	Sol
Ecolab Inc Common	COM	278865100	18,063	356,000	SH	Sol
Education Realty Trust Inc Common	COM	28140H104	59,266	8,288,859	SH	Sol
Emeritus Corp Common	COM	291005106	650	38,100	SH	Sol
Enbridge Energy Common	COM	29250R106	7,399	132,318	SH	Sol
Energy Income And Growth Fd CEF	COM	292697109	6,393	246,080	SH	Sol
Energy Transfer Partners LP	COM	29273R109	30,173	624,965	SH	Sol
Entergy Corp Common	COM	29364G103	33,412	436,592	SH	Sol
Enterprise Products Ptnrs Common	COM	293792107	33,599	846,954	SH	Sol
Entertainment Properties Trust 9%	PFD	29380T600	11,138	405,000	SH	Sol
Equity Lifestyle Properties Com	COM	29472R108	206,913	3,797,981	SH	Sol
Equity One Inc Common	COM	294752100	12,480	739,333	SH	Sol
Equity Residential Common	COM	29476L107	566,749	11,913,981	SH	Sol
Essex Property Trust Inc Common	COM	297178105	131,462	1,201,227	SH	Sol
Everest Re Group Ltd Common	COM	G3223R108	605	7,000	SH	Sol
Excel Trust Inc. Common	COM	30068C109	10,010	888,204	SH	Sol
Exxon Mobil Corp Common	COM	30231G102	53,921	872,647	SH	Sol
F&C / Claymore Pfd Sec Inc Fun	COM	338478100	8,396	496,772	SH	Sol
F&C / Claymore Total Return Fu	COM	338479108	4,284	238,800	SH	Sol
Federal Realty Invs Trust Common	COM	313747206	173,113	2,119,912	SH	Sol
Financial Select Sector SPDR	COM	81369Y886	2,580	82,300	SH	Sol
First Industrial Realty Trust Common	COM	32054K103	58	11,400	SH	Sol
First Trust Aberdeen Global CEF	COM	337319107	1,366	75,200	SH	Sol
First Trust/Four Crns SR F II CEF	COM	33733U108	2,417	183,804	SH	Sol
Forest City Enterprises Inc Common	COM	345550107	103,993	8,105,496	SH	Sol
Franklin Resources Inc Common	COM	354613101	29,225	273,385	SH	Sol
Franklin Templeton Ltd Dur Inc CEF	COM	35472T101	1,772	132,800	SH	Sol
Freeport-McMoRan Copper & Gold	COM	35671D857	18,991	222,400	SH	Sol
Frontier Communications Corp	COM	35906A108	1,189	145,536	SH	Sol
Gabelli Dividend & Income Tr CEF	COM	36242H104	4,219	302,869	SH	Sol
Gabelli Equity Trust CEF	COM	362397101	13,780	2,739,600	SH	Sol
Gabelli Gold Nat Res & Incom CEF	COM	36244N109	2,481	142,198	SH	Sol

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General Dynamics Corp Common	COM	369550108	37,334	594,419	SH	Sol
General Electric Co Common	COM	369604103	81,233	4,998,930	SH	Sol
General Growth Properties Inc	COM	370021107	9,461	606,482	SH	Sol
Genuine Parts Co Common	COM	372460105	15,339	344,000	SH	Sol
Glimcher Realty Trust Common	COM	379302102	4,249	690,916	SH	Sol
Goldman Sach Group, Inc.	COM	38141G104	56,993	394,200	SH	Sol
Google Inc CL A Common	COM	38259P508	5,416	10,300	SH	Sol
Harris Corp Common	COM	413875105	4,956	111,900	SH	Sol
HCC Insurance Holdings Inc	COM	404132102	30,895	1,184,181	SH	Sol
HCP Common	COM	40414L109	353,947	9,837,338	SH	Sol
Health Care REIT Inc Common	COM	42217K106	447,009	9,442,501	SH	Sol
Hersha Hospitality Trust Common	COM	427825104	69,669	13,449,618	SH	Sol
Hewlett-Packard Co Common	COM	428236103	6,579	156,374	SH	Sol
Highland Credit Strategies CEF	COM	43005Q107	301	41,000	SH	Sol
Hilltop Holdings, Inc. Common	COM	432748101	12,535	1,308,426	SH	Sol
Home Depot Inc	COM	437076102	2,734	86,300	SH	Sol
Home Properties Inc Common	COM	437306103	85,274	1,611,993	SH	Sol
Hospitality Properties Trust	COM	44106M102	27,152	1,215,933	SH	Sol
Host Hotels & Resorts Common	COM	44107P104	321,228	22,184,322	SH	Sol
HSBC Holdings PLC 6.20%	PFD	404280604	897	36,768	SH	Sol
Hudson Pacific Prop	COM	444097109	38,638	2,360,292	SH	Sol
Hyatt Hotels Common	COM	448579102	45,723	1,222,845	SH	Sol
ING Clarion Global Real Estate	COM	44982G104	1,817	240,712	SH	Sol
ING Prime Rate Trust CEF	COM	44977W106	2,074	361,900	SH	Sol
Intel Corp Common	COM	458140100	21,255	1,105,301	SH	Sol
International Business Machine	COM	459200101	9,140	68,133	SH	Sol
ITC Holdings Corp Common	COM	465685105	6,871	110,377	SH	Sol
John Han Bk & Thrift Opp Fd	COM	409735206	2,118	143,000	SH	Sol
John Hancock Income Secs Tr	COM	410123103	1,934	129,400	SH	Sol
John Hancock Pat Prem Div Fd	COM	41013T105	1,242	107,000	SH	Sol
John Hancock Preferred Inc Fun	COM	41013W108	2,793	137,950	SH	Sol
John Hancock Preferred Income	COM	41013X106	2,782	138,936	SH	Sol
John Hancock Preferred Income	COM	41021P103	4,502	257,705	SH	Sol
John Hancock T/A Dvd Income	COM	41013V100	2,345	154,090	SH	Sol
Johnson & Johnson Common	COM	478160104	74,324	1,199,536	SH	Sol
Johnson Controls Common	COM	478366107	3,199	104,900	SH	Sol
JPMorgan Chase Common	COM	46625H100	83,091	2,182,594	SH	Sol
Kayne Anderson Energy Tot Rt	COM	48660P104	7,899	304,524	SH	Sol
Kayne Anderson Mlp Investmen	COM	486606106	2,882	109,900	SH	Sol
Kilroy Realty Corp Common	COM	49427F108	57,522	1,735,746	SH	Sol
Kimco Realty Corp Common	COM	49446R109	459,814	29,194,598	SH	Sol
Kinder Morgan Energy Partners	COM	494550106	22,995	335,692	SH	Sol
Kraft Foods Inc Common	COM	50075N104	41,709	1,351,573	SH	Sol
L-3 Communications Holdings	COM	502424104	29,898	413,700	SH	Sol
Lexington Realty Trust Common	COM	529043101	58,872	8,222,362	SH	Sol
Lexington Realty Trust Pr.C CV	PFD	529043309	12,846	300,489	SH	Sol
Liberty All Star Equity Fund CEF	COM	530158104	6,660	1,510,286	SH	Sol
Liberty Property Trust Common	COM	531172104	203,449	6,377,727	SH	Sol
Lockheed Martin Corp Common	COM	539830109	34,493	483,900	SH	Sol
LTC Properties Inc Common	COM	502175102	45,877	1,797,713	SH	Sol
Macerich Co/The Common	COM	554382101	358,368	8,343,866	SH	Sol
Mack-Cali Realty Corp Common	COM	554489104	145,545	4,449,563	SH	Sol
Macquarie Global Infr Tot Rt CEF	COM	55608D101	1,510	91,400	SH	Sol
Macquarie/Ft Gl Int/Ut Dv In CEF	COM	55607W100	2,969	224,100	SH	Sol
Magellan Midstream Partners	COM	559080106	9,226	179,319	SH	Sol
Marathon Oil Corp Common	COM	565849106	5,293	159,900	SH	Sol
Markwest Energy Partners LP	COM	570759100	48,321	1,345,249	SH	Sol
Mattel Inc Common	COM	577081102	650	27,700	SH	Sol
McDonald's Corp Common	COM	580135101	51,907	696,639	SH	Sol
McKesson Corp Common	COM	58155Q103	266	4,300	SH	Sol
Medtronic Common	COM	585055106	26,603	792,225	SH	Sol
Merck and Co Inc Common	COM	58933Y105	74,464	2,022,929	SH	Sol

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Metlife Inc Common	COM	59156R108	64,722	1,683,300	SH	Sol
MFA Mortgage Investments Inc	COM	55272X102	7,686	1,007,279	SH	Sol
MFS Mutimarket Inc. Trust CEF	COM	552737108	2,127	305,600	SH	Sol
Microchip Technology Inc Common	COM	595017104	2,306	73,300	SH	Sol
Microsoft Common	COM	594918104	51,777	2,114,215	SH	Sol
Mid-America Apartment Comm	COM	59522J103	49,175	843,775	SH	Sol
Morgan Stanley Common	COM	617446448	18,137	734,900	SH	Sol
MS Emerging Mkts Domestic Debt	COM	617477104	4,730	276,600	SH	Sol
Nasdaq Premium Income & Growth	COM	63110R105	2,274	170,343	SH	Sol
National-Oilwell Inc Common	COM	637071101	53	1,200	SH	Sol
Nationwide Health Properties I	COM	638620104	300,929	7,781,964	SH	Sol
NATL WESTMINSTER 7.76%	PFD	638539882	28,306	1,184,829	SH	Sol
New America High Income Fund	COM	641876800	5,153	508,736	SH	Sol
NextEra Energy Inc Common	COM	65339F101	106,297	1,954,330	SH	Sol
NFJ Dvd Interest & Pr Strat CEF	COM	65337H109	5,475	347,400	SH	Sol
Nike Inc Common	COM	654106103	30,696	383,037	SH	Sol
NiSource Inc Common	COM	65473P105	9,643	554,168	SH	Sol
Nordstrom Inc Common	COM	655664100	28,917	777,353	SH	Sol
Norfolk Southern Corporation	COM	655844108	19,321	324,668	SH	Sol
Northrop Grumman Corp Common	COM	666807102	8,597	141,800	SH	Sol
Nuveen Build American Bond CEF	COM	67074C103	283	13,800	SH	Sol
Nuveen Diversified Dividend an CEF	COM	6706EP105	4,016	366,051	SH	Sol
Nuveen Equity Premium Advantage	COM	6706ET107	1,526	115,323	SH	Sol
Nuveen Floating Rate Inc Opp	COM	6706EN100	719	62,700	SH	Sol
Nuveen Floating rate Income	COM	67072T108	2,755	248,200	SH	Sol
Nuveen Mortgage Opp Term FD	COM	67074R100	398	16,400	SH	Sol
Nuveen Mtg Opportunity	COM	670735109	101	4,100	SH	Sol
Nuveen Pfd & Conv. Income Fund	COM	67073D102	2,170	245,700	SH	Sol
Nuveen Quality Pfd Income Fund	COM	67071S101	824	101,800	SH	Sol
Nuveen Real Estate Income Fund	COM	67071B108	2,248	222,400	SH	Sol
Occidental Petroleum Corp Com.	COM	674599105	59,461	759,400	SH	Sol
Omega Healthcare Investors Inc	COM	681936100	1,816	80,900	SH	Sol
Oracle Corp Common	COM	68389X105	56,872	2,118,100	SH	Sol
Oritani-Delaware Financial Com	COM	68633D103	-	1	SH	Sol
Pebblebrook Hotel Trust Com	COM	70509V100	50,131	2,783,468	SH	Sol
PepsiCo, Inc.	COM	713448108	59,492	895,410	SH	Sol
Pfizer Inc Common	COM	717081103	74,406	4,333,484	SH	Sol
PG&E Corp Common	COM	69331C108	100,436	2,211,275	SH	Sol
Philip Morris International Common	COM	718172109	24,012	428,633	SH	Sol
PIMCO Corporate Opportunity Fund	COM	72201B101	4,098	233,348	SH	Sol
PIMCO High Income Fund CEF	COM	722014107	2,786	213,992	SH	Sol
PIMCO Income Strategy Fund II	COM	72201J104	1,314	130,400	SH	Sol
Pioneer Diversified High Trust CEF	COM	723653101	354	16,900	SH	Sol
Pioneer Floating Rate Trust CEF	COM	72369J102	2,216	182,700	SH	Sol
Pioneer High Income Trust CEF	COM	72369H106	4,337	269,038	SH	Sol
Plains All Amer Pipeline LP Com	COM	726503105	617	9,800	SH	Sol
Plum Creek Timber co Common	COM	729251108	43,592	1,234,909	SH	Sol
PNC Financial Services Group Com	COM	693475105	535	10,300	SH	Sol
Post Properties Inc Common	COM	737464107	156,577	5,608,040	SH	Sol
Praxair Inc Common	COM	74005P104	1,119	12,400	SH	Sol
Preferred & Corp. Inc. Strateg CEF	COM	09255J101	301	30,800	SH	Sol
Procter & Gamble Co Common	COM	742718109	87,500	1,459,076	SH	Sol
Progress Energy Inc Common	COM	743263105	18,114	407,800	SH	Sol
Prologis Common	COM	743410102	256,622	21,784,610	SH	Sol
PS Business Parks Inc Common	COM	69360J107	159,648	2,822,104	SH	Sol
Public Service Enterprise Grou Com	COM	744573106	36,099	1,091,248	SH	Sol
Public Storage Inc Common	COM	74460D109	639,811	6,593,264	SH	Sol
Putnam Premier Income Fund CEF	COM	746853100	12,713	1,877,800	SH	Sol
Qualcomm Inc Common Stock	COM	747525103	37,481	830,700	SH	Sol
Questar Corp Common	COM	748356102	13,015	742,445	SH	Sol
Ramco-Gershenson Properties Com	COM	751452202	12,650	1,181,046	SH	Sol
Rayonier Inc Common	COM	754907103	93,082	1,857,199	SH	Sol

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Regency Centers Corp Common	COM	758849103	184,123	4,664,870	SH	Sol
Retail Opportunity Investment Com	COM	76131N101	7,973	833,119	SH	Sol
Ross Stores Inc	COM	778296103	38,868	711,600	SH	Sol
Royce Value Trust CEF	COM	780910105	2,638	217,288	SH	Sol
SBA Communications Corp CL A	COM	78388J106	18,276	453,483	SH	Sol
Schlumberger LTD Common	COM	806857108	33,060	536,598	SH	Sol
Sempra Energy Common	COM	816851109	81,903	1,522,360	SH	Sol
Senior Housing Prop Trust Common	COM	81721M109	115,710	4,923,821	SH	Sol
Sigma Aldrich Corp Common	COM	826552101	16,701	276,600	SH	Sol
Simon Property Group Inc Common	COM	828806109	1,576,765	17,001,977	SH	Sol
SL Green Realty Corp Common	COM	78440X101	160,276	2,530,798	SH	Sol
Sovran Self Storage Inc Common	COM	84610H108	104,382	2,754,124	SH	Sol
Spectra Energy Corp Common	COM	847560109	8,996	398,934	SH	Sol
State Street Corp Common	COM	857477103	463	12,300	SH	Sol
Strategic Hotel Capital Inc Common	COM	86272T106	12,673	2,988,799	SH	Sol
Stratus Properties Inc Common	COM	863167201	1,955	232,787	SH	Sol
Sunstone Hotel Investors Inc	COM	867892101	56,301	6,207,369	SH	Sol
Synovus Financial Corp 8.25%	PFD	87161C204	3,849	160,900	SH	Sol
Tanger Factory Outlet Centrs	COM	875465106	156,609	3,322,229	SH	Sol
Targa Resources Partners LP	COM	87611X105	6,412	230,818	SH	Sol
Taubman Centers Inc Common	COM	876664103	64,670	1,449,671	SH	Sol
Templeton Global Income Fund	COM	880198106	3,461	320,765	SH	Sol
Teva Pharmaceutical ADR	COM	881624209	33,269	630,684	SH	Sol
Texas Instruments Inc Common	COM	882508104	42,748	1,575,100	SH	Sol
The Southern Co Common	COM	842587107	63,031	1,692,560	SH	Sol
Toronto-Dominion Bank Common	COM	891160509	19,387	268,300	SH	Sol
Tortoise Energy Infrastructure CEF	COM	89147L100	529	15,500	SH	Sol
Total SA Spon ADR	COM	89151E109	1,672	32,400	SH	Sol
Tower Bancorp Inc COM	COM	891709107	2,408	118,801	SH	Sol
UDR INC Common	COM	902653104	248,458	11,764,135	SH	Sol
United Parcel Service Inc Common	COM	911312106	25,653	384,660	SH	Sol
United Technologies Corporatio	COM	913017109	10,383	145,773	SH	Sol
UnitedHealth Group Inc	COM	91324P102	31,648	901,400	SH	Sol
Urstadt Biddle Properties Inc	COM	917286205	25,809	1,427,508	SH	Sol
US Bancorp Common	COM	902973304	23,688	1,095,672	SH	Sol
Vail Resorts Inc. Common	COM	91879Q109	6,692	178,351	SH	Sol
Valero Energy Corp Common	COM	91913Y100	1,096	62,600	SH	Sol
Ventas Inc Common	COM	92276F100	269,790	5,231,527	SH	Sol
Verizon Communications Inc	COM	92343V104	51,774	1,588,686	SH	Sol
VF Corp Common	COM	918204108	16,066	198,300	SH	Sol
Visa Inc Class A Shares Common	COM	92826C839	34,709	467,400	SH	Sol
Vodafone Group PLC ADR	COM	92857W209	826	33,300	SH	Sol
Vornado Realty Trust Common	COM	929042109	601,269	7,029,923	SH	Sol
Wal-Mart Stores Inc	COM	931142103	51,989	971,400	SH	Sol
Waste Management Inc Common	COM	94106L109	18,088	506,100	SH	Sol
Weingarten Realty Investors	COM	948741103	231,693	10,618,380	SH	Sol
Wells Fargo & Co 7.5% CV	PFD	949746804	5,734	5,700	SH	Sol
Wells Fargo & Co Common	COM	949746101	52,378	2,084,287	SH	Sol
Wells Fargo Advantage Global	COM	94987C103	709	71,100	SH	Sol
Wells Fargo Advantage Income	COM	94987B105	5,938	578,700	SH	Sol
Wells Fargo Advantage Utilitie	COM	94987E109	3,011	256,000	SH	Sol
Western Asset Emerg Mk Debt Fd	COM	95766A101	1,408	73,900	SH	Sol
Western Asset Emerging Mkts 2	COM	95766E103	1,841	134,400	SH	Sol
Western Asset Gl High Inc Fund	COM	95766B109	3,779	296,600	SH	Sol
Western Asset Global Cp Common	COM	95790C107	810	42,811	SH	Sol
Western Asset High Income Fund	COM	95766J102	13,718	1,405,526	SH	Sol
Western Asset Managed Inc Fund	COM	95766K109	7,664	1,222,300	SH	Sol
Western Asset Premier Bond	COM	957664105	519	34,600	SH	Sol
Western Asset Worldwide Income	COM	957668106	542	39,000	SH	Sol
Western Asset/Claymore Inflation	COM	95766R104	531	42,100	SH	Sol
Williams Cos Inc Common	COM	969457100	22,205	1,161,943	SH	Sol
Williams Partners LP Common	PRTNRS	96950F104	26,835	632,894	SH	Sol

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Wisconsin Energy Group Common	COM	976657106	100,555	1,739,705	SH	Sol
WW Grainger Inc Common	COM	384802104	1	10	SH	Sol
Xcel Energy Inc Common	COM	98389B100	17,388	757,000	SH	Sol

334 Data Records

17,080,992 Value Total

01 Other Manager on whose behalf report is filed