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COHEN & STEERS INC
Form 13F-HR
February 14, 2011

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

Form 13F
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: December 31, 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 February 14, 2011

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:	18,987,998 (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	mkt_val	shares_prn	sh_prn	in
		(x1000)		amt		ds
3M Co Common	COM	88579Y101	2,460	28,500	SH	So
Abbott Laboratories Common	COM	002824100	39,179	817,763	SH	So
Acadia Realty Trust Common	COM	004239109	21,953	1,203,530	SH	So
Accenture Plc Common	COM	G1151C101	73	1,500	SH	So
Advent Claymore Conv Sec & Inc CEF	COM	00764C109	740	40,900	SH	So
Advent Claymore Global Convert CEF	COM	007639107	748	81,600	SH	So
Aflac Inc	COM	001055102	68,867	1,220,400	SH	So
AGIC Convertible & Income FD CEF	COM	001191105	9,965	1,063,480	SH	So
AGIC Convertible & Income Fund CEF	COM	001190107	13,021	1,271,531	SH	So
Alexander's Inc Common	COM	014752109	48,513	117,670	SH	So
Alexandria Real Estate Common	COM	015271109	493	6,725	SH	So
Alliance Bernstein Income Fund CEF	COM	01881E101	12,646	1,594,700	SH	So
Alliance World Dollar Gov't Fu CEF	COM	01879R106	7,763	542,900	SH	So
Alliant Energy Corp Common	COM	018802108	7,401	201,275	SH	So
Alpine Global Premier Proper CEF	COM	02083A103	12,655	1,784,851	SH	So
Alpine Total Dynamic Div Fund CEF	COM	021060108	14,904	2,517,555	SH	So
AMB Property Corp Common	COM	00163T109	124,906	3,939,022	SH	So
American Express AXP	COM	025816109	32,680	761,400	SH	So
American States Water Co Common	COM	029899101	4,649	134,879	SH	So
American Tower Corporation CL A	COM	029912201	103,055	1,995,639	SH	So
Apache Corp Common	COM	037411105	50,036	419,660	SH	So

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Apartment Invt & Mgmt	COM	03748R101	277,229	10,728,692	SH	So
Apple Inc Common	COM	037833100	7,129	22,100	SH	So
Archer Daniels Midland Common	COM	039483102	646	21,479	SH	So
Associated Estates Realty Corp	COM	045604105	59,645	3,900,836	SH	So
AT&T Common	COM	00206R102	86,937	2,959,045	SH	So
Automatic Data Processing Common	COM	053015103	5,443	117,600	SH	So
AvalonBay Communities Inc Common	COM	053484101	545,021	4,842,483	SH	So
Bank of America Corp Common	COM	060505104	86,525	6,486,200	SH	So
Bank Of New York Mellon Corp	COM	064058100	38,623	1,278,900	SH	So
Barclays Bank 7.10% (BCS A)	PFD	06739H776	4,213	169,034	SH	So
Barclays Bank Plc 7.75% (BCS C)	PFD	06739H511	7,212	283,678	SH	So
Baxter International Inc Common	COM	071813109	5,285	104,400	SH	So
BB&T Corp Common	COM	054937107	439	16,700	SH	So
Becton Dickinson & Co Common	COM	075887109	6,246	73,900	SH	Sole
BHP Billiton Ltd - Spon Adr	ADRs	088606108	1,171	12,600	SH	So
Blackrock Corp HY Fund VI CEF	COM	09255P107	4,815	414,031	SH	So
Blackrock Corporate High Y CEF	COM	09255L106	726	106,900	SH	So
Blackrock Corporate High Yield CEF	COM	09255N102	6,834	592,201	SH	So
Blackrock Corporate HY FD III CEF	COM	09255M104	1,767	261,000	SH	So
BlackRock Debt Strategies CEF	COM	09255R103	317	83,300	SH	So
Blackrock Global Enrg & Res CEF	COM	09250U101	1,974	68,700	SH	So
Blackrock Health Sciences Trus CEF	COM	09250W107	1,918	73,700	SH	So
Blackrock Inc. Common Stock	COM	09247X101	324	1,700	SH	So
Blackrock International Growth CEF	COM	092524107	1,770	174,040	SH	So
Blackrock Ltd Duration Inc Tru CEF	COM	09249W101	1,104	67,700	SH	So
Blackrock Preferred Opportunit CEF	COM	09249V103	376	35,700	SH	So
Blackrock Real Asset Equity CEF	COM	09254B109	6,240	426,800	SH	So
Boston Properties Inc Common	COM	101121101	574,469	6,672,112	SH	So
Brandywine Realty Trust Common	COM	105368203	5,616	482,023	SH	So
BRE Properties Inc Common	COM	05564E106	197,139	4,531,922	SH	So
Bristol-Myers Squibb Co Common	COM	110122108	249	9,400	SH	So
Brookdale Senior Living Inc Common	COM	112463104	75,347	3,519,217	SH	So
Brookfield Properties Co Common	COM	112900105	27,978	1,596,077	SH	So
Calamos Convertible & Income F CEF	COM	12811P108	780	61,630	SH	So
Camden Property Trust Common	COM	133131102	178,906	3,314,300	SH	So
Campus Crest Communities Common	COM	13466Y105	47,706	3,402,680	SH	So
Caterpillar Inc Common	COM	149123101	2,613	27,900	SH	So
CBL & Associates Properties Common	COM	124830100	41,350	2,362,892	SH	So
CenterPoint Energy, Inc. Common	COM	15189T107	17,742	1,128,646	SH	So
Central Fund Canada Cl A CEF	COM	153501101	15,931	768,486	SH	So
Central GoldTrust	COM	153546106	1,576	29,000	SH	So
Chesapeake Lodging Trust Common	COM	165240102	1,294	68,773	SH	So
Chevron Corp Common	COM	166764100	113,290	1,241,530	SH	So
China Fund Inc CEF	COM	169373107	1,157	35,600	SH	So
China Mobile Ltd ADR	COM	16941M109	18,161	366,000	SH	So
Chubb Corp Common	COM	171232101	35,748	599,400	SH	So
Cia De Saneamento Basico Common	ADRs	20441A102	111	2,100	SH	So
Citigroup Inc Common	COM	172967101	67,245	14,216,611	SH	So
Claymore/Guggenheim Strategic	COM	18385X104	5,487	275,330	SH	So
Clearbridge Energy MLP	COM	184692101	2,379	108,220	SH	So
Clough Global Equity Fund CEF	COM	18914C100	4,376	290,200	SH	So
Clough Global Opportunities Fu CEF	COM	18914E106	12,518	928,685	SH	So
CMS Energy Corp Common	COM	125896100	13,516	726,652	SH	So
CNOOC Ltd ADR	COM	126132109	1,455	6,100	SH	So
Cogdell Common	COM	19238U107	23,828	4,108,248	SH	So
Colgate-Palmolive Co Common	COM	194162103	964	12,000	SH	So
Colonial Properties Trust Common	COM	195872106	127,417	7,059,042	SH	So
Comcast Corp Common	COM	20030N101	769	35,000	SH	So
Commonwealth REIT 6.5% PFD D	PFD	203233408	34,322	1,572,195	SH	So
ConocoPhillips Common	COM	20825C104	43,326	636,200	SH	So
Corning Inc Common	COM	219350105	50,487	2,613,200	SH	So
Corporate Office Properties Tr Common	COM	22002T108	1,484	42,469	SH	So

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Costco Wholesale Corp Common	COM	22160K105	39,673	549,400	SH	So
Cousins Properties Inc Common	COM	222795106	1	147	SH	So
Covidien PLC Common Common	COM	G2554F105	53,924	1,181,000	SH	So
Crown Castle Intl Corp Common	COM	228227104	47,171	1,076,241	SH	So
Cushing MLP Total Return Fun	COM	231631102	2,330	221,500	SH	So
CVS Corp Common	COM	126650100	63,216	1,818,100	SH	So
DCP Midstream Partners LP Common	COM	23311P100	22,210	593,846	SH	So
Developers Diversified Realty Common	COM	251591103	450,268	31,956,450	SH	So
Devon Energy Corp Common	COM	25179M103	626	7,973	SH	So
DiamondRock Hospitality Co Common	COM	252784301	25,339	2,111,575	SH	So
Digital Realty Trust Inc Common	COM	253868103	147,924	2,870,074	SH	So
Disney Co Common	COM	254687106	55,600	1,482,275	SH	So
DNP Select Income Fund CEF	COM	23325P104	3,338	365,158	SH	So
Douglas Emmett Common	COM	25960P109	121,405	7,313,576	SH	So
Dow Chemical Co/The Common	COM	260543103	20,443	598,800	SH	So
Duke Energy Corp Common	COM	26441C105	20,486	1,150,268	SH	So
Duke Realty Corp Common	COM	264411505	136,414	10,948,118	SH	So
DuPont Fabros Technology Inc.	COM	26613Q106	80,953	3,806,055	SH	So
EastGroup Properties Inc Common	COM	277276101	48,731	1,151,501	SH	So
Eaton Vance Float Rate Inc CEF	COM	278279104	5,463	341,446	SH	So
Eaton Vance Ltd Duration Inc F CEF	COM	27828H105	13,491	840,542	SH	So
Eaton Vance Risk-Managed Diver	COM	27829G106	3,949	297,400	SH	So
Eaton Vance Senior Floating Rate Fund	COM	27828Q105	3,551	218,926	SH	So
Eaton Vance Senior Income Tr	COM	27826S103	3,906	545,487	SH	So
Eaton Vance Short Duration Div CEF	COM	27828V104	576	34,100	SH	So
Eaton Vance T/M Buy-Write Opp CEF	COM	27828Y108	4,902	374,756	SH	So
Eaton Vance TA Gl Div & Inc CEF	COM	27828S101	9,416	667,300	SH	So
Eaton Vance TA GL Div Opp CEF	COM	27828U106	7,285	355,000	SH	So
Eaton Vance Tax Man Glbl Br CEF	COM	27829C105	4,696	383,365	SH	So
Eaton Vance Tax Man Glbl CEF	COM	27829F108	4,646	441,262	SH	So
Eaton Vance Tax-Adv Dvd Inc CEF	COM	27828G107	17,399	1,051,300	SH	So
Eaton Vance Tax-Mgd Dvsfied Eq CEF	COM	27828N102	3,583	316,817	SH	So
Ecolab Inc Common	COM	278865100	36,161	717,200	SH	So
Education Realty Trust Inc Common	COM	28140H104	40,332	5,190,689	SH	So
Emeritus Corp Common	COM	291005106	469	23,800	SH	So
Enbridge Energy Common	COM	29250R106	8,254	132,318	SH	So
Energy Income And Growth Fd CEF	COM	292697109	5,117	190,380	SH	So
Energy Transfer Partners LP Common	COM	29273R109	30,459	587,777	SH	So
Entergy Corp Common	COM	29364G103	27,113	382,792	SH	So
Enterprise Products Ptnrs Common	COM	293792107	35,221	846,454	SH	So
Entertainment Properties Trust 9% CV	PFD	29380T600	11,292	403,000	SH	So
Equity Lifestyle Properties Common	COM	29472R108	156,525	2,798,594	SH	So
Equity Residential Common	COM	29476L107	943,464	18,161,008	SH	So
Essex Property Trust Inc Common	COM	297178105	128,875	1,128,309	SH	So
Extra Space Storage Inc Common	COM	30225T102	58,399	3,356,319	SH	So
Exxon Mobil Corp Common	COM	30231G102	54,997	752,147	SH	So
F&C / Claymore Pfd Sec Inc Fun CEF	COM	338478100	7,934	489,472	SH	So
F&C / Claymore Total Return Fu CEF	COM	338479108	4,476	259,300	SH	So
Federal Realty Invs Trust Common	COM	313747206	35,316	453,182	SH	So
Financial Select Sector SPDR Energy	COM	81369Y506	4,307	63,100	SH	So
Financial Select Sector SPDR SPDR	COM	81369Y886	1,746	55,700	SH	So
First Industrial Realty Trust Common	COM	32054K103	12,481	1,424,804	SH	So
First Trust Aberdeen Global CEF	COM	337319107	2,514	144,800	SH	So
First Trust/FIDAC Mortgage Inc	COM	33734E103	1,253	64,656	SH	So
First Trust/Four Crns SR F II CEF	COM	33733U108	307	22,000	SH	So
Forest City Enterprises Inc Common	COM	345550107	191,047	11,446,801	SH	So
Franklin Resources Inc Common	COM	354613101	30,070	270,385	SH	So
Franklin Templeton Ltd Dur Inc CEF	COM	35472T101	1,890	144,500	SH	So
Freeport-McMoRan Copper & Gold	COM	35671D857	28,294	235,600	SH	So
Frontier Communications Corp.	COM	35906A108	1,416	145,536	SH	So
Gabelli Dividend & Income Tr CEF	COM	36242H104	5,643	367,369	SH	So
Gabelli Equity Trust CEF	COM	362397101	18,264	3,221,300	SH	So

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Gabelli Gold Nat Res & Incom CEF	COM	36244N109	4,417	229,198	SH	So
General Dynamics Corp Common	COM	369550108	24,404	343,919	SH	So
General Electric Co Common	COM	369604103	96,725	5,288,430	SH	So
General Growth Properties Inc.	COM	370023103	257,971	16,664,900	SH	So
Genuine Parts Co Common	COM	372460105	1,104	21,500	SH	So
Goldman Sach Group, Inc.	COM	38141G104	57,217	340,250	SH	So
Google Inc CL A Common	COM	38259P508	9,741	16,400	SH	So
Halliburton Co.	COM	406216101	29,055	711,600	SH	So
Harris Corp Common	COM	413875105	5,581	123,200	SH	So
HCC Insurance Holdings Inc Common	COM	404132102	31,041	1,072,581	SH	So
HCP Common	COM	40414L109	176,395	4,794,664	SH	So
Health Care REIT Inc Common	COM	42217K106	307,400	6,452,551	SH	So
Hersha Hospitality Trust Common	COM	427825104	141,509	21,440,695	SH	So
Hewlett-Packard Co Common	COM	428236103	6,036	143,374	SH	So
Highland Credit Strategies CEF	COM	43005Q107	311	41,000	SH	So
Highwoods Properties Inc Common	COM	431284108	39,504	1,240,324	SH	So
Hilltop Holdings, Inc. Common	COM	432748101	1,753	176,715	SH	So
Home Depot Inc	COM	437076102	2,766	78,900	SH	So
Home Properties Inc Common	COM	437306103	20,730	373,565	SH	So
Hospitality Properties Trust Common	COM	44106M102	12,463	540,955	SH	So
Host Hotels & Resorts Common	COM	44107P104	605,563	33,887,159	SH	So
HSBC Holdings PLC 6.20% (HBC A)	PFD	404280604	646	28,168	SH	So
Hudson Pacific Prop	COM	444097109	36,040	2,394,699	SH	So
Hyatt Hotels Common	COM	448579102	90,501	1,977,740	SH	So
ING Clarion Global Real Estate CEF	COM	44982G104	3,508	452,612	SH	So
ING Infrastructure Industria CEF	COM	45685U100	1,365	69,300	SH	So
Intel Corp Common	COM	458140100	14,813	704,401	SH	So
International Business Machine	COM	459200101	8,898	60,633	SH	So
Iron Mountain Inc Common	COM	462846106	18,360	734,100	SH	So
ITC Holdings Corp Common	COM	465685105	7,027	113,377	SH	So
John Han Bk & Thrift Opp Fund	COM	409735206	1,517	88,100	SH	So
John Hancock Income Secs Trust	COM	410123103	702	46,500	SH	So
John Hancock Pat Prem Div Fd CEF	COM	41013T105	401	34,700	SH	So
John Hancock Preferred Inc Fun CEF	COM	41013W108	1,088	58,219	SH	So
John Hancock Preferred Income CEF	COM	41013X106	2,362	127,036	SH	So
John Hancock Preferred Income CEF	COM	41021P103	3,384	211,605	SH	So
John Hancock T/A Dvd Income CEF	COM	41013V100	1,837	123,190	SH	So
Johnson & Johnson Common	COM	478160104	55,216	892,736	SH	So
Johnson Controls Common	COM	478366107	24,956	653,300	SH	So
JPMorgan Chase Common	COM	46625H100	111,369	2,625,394	SH	So
Kayne Anderson Energy Tot Rt CEF	COM	48660P104	8,629	296,924	SH	So
Kayne Anderson Mlp Investmen CEF	COM	486606106	3,260	103,600	SH	So
Keycorp 7.75% CV (KEY G)	PFD	493267405	161	1,500	SH	So
Kimco Realty Corp Common	COM	49446R109	469,610	26,031,568	SH	So
Kinder Morgan Energy Partners	COM	494550106	23,234	330,692	SH	So
Kraft Foods Inc Common	COM	50075N104	1,124	35,673	SH	So
L-3 Communications Holdings Common	COM	502424104	18,482	262,200	SH	So
Las Vegas Sands Corp. Common	COM	517834107	653	14,205	SH	So
Lexington Realty Trust Common	COM	529043101	54,860	6,900,757	SH	So
Lexington Realty Trust Pr.C CV	PFD	529043309	12,580	294,494	SH	So
Liberty All Star Equity Fund CEF	COM	530158104	8,262	1,675,886	SH	So
Liberty Property Trust Common	COM	531172104	281,145	8,807,802	SH	So
Lockheed Martin Corp Common	COM	539830109	28,215	403,600	SH	So
LTC Properties Inc Common	COM	502175102	32,623	1,161,768	SH	So
Macerich Co/The Common	COM	554382101	281,804	5,948,994	SH	So
Mack-Cali Realty Corp Common	COM	554489104	118,845	3,594,823	SH	So
Macquarie Global Infr Tot Rt CEF	COM	55608D101	1,163	67,300	SH	So
Macquarie/Ft Gl Int/Ut Dv In CEF	COM	55607W100	2,942	203,200	SH	So
Magellan Midstream Partners Common	COM	559080106	10,137	179,419	SH	So
Markwest Energy Partners LP Common	COM	570759100	53,954	1,245,772	SH	So
Mattel Inc Common	COM	577081102	704	27,700	SH	So
McDonald's Corp Common	COM	580135101	53,819	701,139	SH	So

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McKesson Corp Common	COM	58155Q103	225	3,200	SH	So
MDC Holdings Inc Common	COM	552676108	9	316	SH	So
Medtronic Common	COM	585055106	25,000	674,025	SH	So
Merck and Co Inc Common	COM	58933Y105	71,699	1,989,429	SH	So
MFS Mutimarket Inc. Trust CEF	COM	552737108	2,184	316,400	SH	So
Microsoft Common	COM	594918104	57,225	2,049,615	SH	So
Mission West Properties Common	COM	605203108	1,215	181,644	SH	So
Morgan Stanley China A Share CEF	COM	617468103	3,750	137,100	SH	So
MS Emerging Mkts Domestic Debt CEF	COM	617477104	3,878	240,100	SH	So
Nationwide Health Properties I Common	COM	638620104	128,829	3,541,240	SH	So
NATL WESTMINSTER 7.76% (NW C)	PFD	638539882	29,307	1,348,665	SH	So
New America High Income Fund CEF	COM	641876800	5,823	584,636	SH	So
Newmont Mining Corp Common	COM	651639106	14,872	242,100	SH	So
NextEra Energy Inc Common	COM	65339F101	84,431	1,623,991	SH	So
NFJ Dvd Interest & Pr Strat CEF	COM	65337H109	4,000	228,400	SH	So
Nike Inc Common	COM	654106103	32,932	385,537	SH	So
NiSource Inc Common	COM	65473P105	9,724	551,868	SH	So
Nordstrom Inc Common	COM	655664100	33,588	792,553	SH	So
Norfolk Southern Corporation Common	COM	655844108	20,522	326,668	SH	So
Northrop Grumman Corp Common	COM	666807102	5,869	90,600	SH	So
Nuveen Build American Bond CEF	COM	67074C103	254	13,800	SH	So
Nuveen Diversified Dividend an CEF	COM	6706EP105	2,744	251,951	SH	So
Nuveen Floating Rate Inc Opp CEF	COM	6706EN100	757	62,700	SH	So
Nuveen Floating rate Income CEF	COM	67072T108	2,438	206,600	SH	So
Nuveen Mortgage Opp Term FD CEF	COM	67074R100	1,151	47,200	SH	So
Nuveen Mtg Opportunity	COM	670735109	597	23,400	SH	So
Nuveen Pfd & Conv. Income Fund CEF	COM	67073D102	2,060	234,100	SH	So
Nuveen Real Estate Income Fd CEF	COM	67071B108	1,531	151,400	SH	So
Occidental Petroleum Corp Common	COM	674599105	76,007	774,800	SH	So
Oracle Corp Common	COM	68389X105	79,042	2,525,300	SH	So
Orient Express Hotels Ltd Common	COM	G67743107	40,287	3,101,351	SH	So
Patterson Companies Common	COM	703395103	25,662	837,800	SH	So
Pebblebrook Hotel Trust Common	COM	70509V100	52,306	2,574,040	SH	So
Pennsylvania Real Estate Investment	COM	709102107	21,570	1,484,543	SH	So
PepsiCo, Inc.	COM	713448108	53,421	817,710	SH	So
Pfizer Inc Common	COM	717081103	46,703	2,667,184	SH	So
PG&E Corp Common	COM	69331C108	109,536	2,289,645	SH	So
Philip Morris International Common	COM	718172109	36,887	630,233	SH	So
PIMCO Corporate Opportunity Fu CEF	COM	72201B101	9,393	553,161	SH	So
PIMCO High Income Fund CEF	COM	722014107	6,430	505,495	SH	So
PIMCO Income Opportunity Fund	COM	72202B100	3,672	143,475	SH	So
PIMCO Income Strategy Fund II	COM	72201J104	1,040	105,000	SH	So
Pimco Municipal Income Fund II	COM	72200W106	975	97,000	SH	So
PIMCO Strategic Global Governm	COM	72200X104	674	66,158	SH	So
Pioneer Diversified High Trust CEF	COM	723653101	483	23,900	SH	So
Pioneer Floating Rate Trust CEF	COM	72369J102	1,515	117,500	SH	So
Pioneer High Income Trust CEF	COM	72369H106	3,306	213,438	SH	So
PNC Financial Services Group	COM	693475105	984	16,200	SH	So
Post Properties Inc Common	COM	737464107	256,708	7,071,849	SH	So
Praxair Inc Common	COM	74005P104	1,184	12,400	SH	So
Preferred & Corp. Inc. Strateg CEF	COM	09255J101	362	39,600	SH	So
Procter & Gamble Co Common	COM	742718109	64,547	1,003,376	SH	So
Progress Energy Inc Common	COM	743263105	17,523	403,000	SH	So
Prologis Common	COM	743410102	524,308	36,309,450	SH	So
Prudential Financial	COM	744320102	68,725	1,170,600	SH	So
PS Business Parks Inc Common	COM	69360J107	150,462	2,700,348	SH	So
Public Storage Inc Common	COM	74460D109	876,539	8,642,666	SH	So
Putnam Managed Muni Incm Trs CEF	COM	746823103	386	55,900	SH	So
Putnam Premier Income Fund CEF	COM	746853100	11,952	1,903,300	SH	So
Qualcomm Inc Common Stock	COM	747525103	47,298	955,700	SH	So
Questar Corp Common	COM	748356102	12,959	744,325	SH	So
Ramco-Gershenson Properties	COM	751452202	23,437	1,882,407	SH	So

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Rayonier Inc Common	COM	754907103	65,590	1,248,842	SH	So
Regency Centers Corp Common	COM	758849103	53,753	1,272,567	SH	So
Retail Opportunity Investment Common	COM	76131N101	1,640	165,532	SH	So
Ross Stores Inc	COM	778296103	43,813	692,700	SH	So
Royce Value Trust CEF	COM	780910105	8,116	558,188	SH	So
Sabra Health Care REIT Inc. Common	COM	78573L106	804	43,700	SH	So
Schlumberger LTD Common	COM	806857108	29,826	357,198	SH	So
Semptra Energy Common	COM	816851109	80,627	1,536,325	SH	So
Senior Housing Prop Trust Common	COM	81721M109	17,491	797,199	SH	So
Simon Property Group Inc Common	COM	828806109	1,847,442	18,569,129	SH	So
SL Green Realty Corp Common	COM	78440X101	280,573	4,156,043	SH	So
Sovran Self Storage Inc Common	COM	84610H108	44,922	1,220,383	SH	So
St Joe Company Common	COM	790148100	274	12,528	SH	So
Starwood Hotels & Resorts World	COM	85590A401	72,524	1,193,218	SH	So
State Street Corp Common	COM	857477103	658	14,200	SH	So
Strategic Hotel Capital Inc Common	COM	86272T106	22,662	4,283,742	SH	So
Stratus Properties Inc Common	COM	863167201	2,308	254,405	SH	So
Sunstone Hotel Investors Inc Common	COM	867892101	162,840	15,763,764	SH	So
Tanger Factory Outlet Centrs Common	COM	875465106	50,158	979,839	SH	So
Targa Resources Corp Common	COM	87612G101	7,122	265,646	SH	So
Taubman Centers Inc Common	COM	876664103	157,141	3,112,934	SH	So
Templeton Global Income Fund CEF	COM	880198106	3,281	306,565	SH	So
Teva Pharmaceutical ADR	COM	881624209	30,157	578,484	SH	So
Texas Instruments Inc Common	COM	882508104	40,970	1,260,600	SH	So
The Southern Co Common	COM	842587107	57,036	1,491,910	SH	So
Tim Hortons Common	COM	88706M103	441	10,700	SH	So
Time Warner Cable	COM	88732J207	304	4,600	SH	So
Toronto-Dominion Bank Common	COM	891160509	13,904	187,100	SH	So
Tortoise MLP Fund, Inc Common	COM	89148B101	613	25,300	SH	So
Total SA Spon ADR	COM	89151E109	1,947	36,400	SH	So
Tower Bancorp Inc COM	COM	891709107	1,333	60,465	SH	So
U-Store-It Trust Common	COM	91274F104	12,267	1,287,130	SH	So
UDR INC Common	COM	902653104	369,542	15,711,821	SH	So
United Parcel Service Inc Common	COM	911312106	27,214	374,960	SH	So
United Technologies Corporatio	COM	913017109	11,026	140,073	SH	So
UnitedHealth Group Inc	COM	91324P102	54,844	1,518,800	SH	So
Urstadt Biddle Properties Inc Common	COM	917286205	29,812	1,532,708	SH	So
US Bancorp Common	COM	902973304	27,379	1,015,172	SH	So
Ventas Inc Common	COM	92276F100	538,120	10,253,824	SH	So
Verizon Communications Inc Common	COM	92343V104	44,803	1,252,186	SH	So
Visa Inc Class A Shares Common	COM	92826C839	40,722	578,600	SH	So
Vodafone Group PLC ADR	COM	92857W209	1,956	74,000	SH	So
Vornado Realty Trust Common	COM	929042109	569,046	6,828,813	SH	So
Wal-Mart Stores Inc	COM	931142103	54,292	1,006,700	SH	So
Waste Management Inc Common	COM	94106L109	26,137	708,900	SH	So
Weingarten Realty Investors Common	COM	948741103	164,148	6,908,620	SH	So
Wells Fargo & Co 7.5% CV Series	PFD	949746804	9,255	9,250	SH	So
Wells Fargo & Co Common	COM	949746101	55,229	1,782,187	SH	So
Wells Fargo Advantage Global CEF	COM	94987C103	679	71,100	SH	So
Wells Fargo Advantage Income CEF	COM	94987B105	3,550	368,700	SH	So
Wells Fargo Advantage Utilitie CEF	COM	94987E109	2,552	220,000	SH	So
Western Asset Emerging Mkts 2 CEF	COM	95766E103	1,118	85,568	SH	So
Western Asset Gl High Inc Fund CEF	COM	95766B109	4,777	370,900	SH	So
Western Asset Global Cp Common	COM	95790C107	2,530	141,111	SH	So
Western Asset High Income Fund CEF	COM	95766J102	12,299	1,312,594	SH	So
Western Asset Managed Inc Fund CEF	COM	95766K109	5,756	946,700	SH	So
Western Asset Opportunity Fund CEF	COM	95766L107	39	6,400	SH	So
Western Asset Premier Bond CEF	COM	957664105	762	53,900	SH	So
Western Asset Worldwide Inco CEF	COM	957668106	519	39,000	SH	So
Western Asset/Claymore Inflat CEF	COM	95766R104	449	35,800	SH	So
Williams Cos Inc Common	COM	969457100	27,896	1,128,463	SH	So
Williams Partners LP Common	PRTNRS	96950F104	28,358	607,894	SH	So

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Wisconsin Energy Group Common	COM	976657106	98,435	1,672,355	SH	So
WW Grainger Inc Common	COM	384802104	1	10	SH	So
Xcel Energy Inc Common	COM	98389B100	17,514	743,675	SH	So

334 Data Records

18,987,998 Value Total

01 Other Manager on whose behalf report is filed