

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 14, 2003

PAGE 1
000 A000000 06/30/2003
000 C000000 0001157842
000 D000000 N
000 E000000 NF
000 F000000 Y
000 G000000 N
000 H000000 N
000 I000000 6.1
000 J000000 A
001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND INC
001 B000000 811-010481
001 C000000 2128323232
002 A000000 757 THIRD AVENUE
002 B000000 NEW YORK
002 C000000 NY
002 D010000 10017
003 000000 Y
004 000000 N
005 000000 N
006 000000 N
007 A000000 N
007 B000000 0
007 C010100 1
007 C010200 2
007 C010300 3
007 C010400 4
007 C010500 5
007 C010600 6
007 C010700 7
007 C010800 8
007 C010900 9
007 C011000 10
008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
008 B000001 A
008 C000001 801-27721
008 D010001 NEW YORK
008 D020001 NY
008 D030001 10017
010 A000001 STATE STREET CORPORATION
010 B000001 85-05003
010 C010001 BOSTON
010 C020001 MA
010 C030001 02110
010 C040001 8200
012 A000001 STATE STREET CORPORATION
012 B000001 85-05003
012 C010001 BOSTON
012 C020001 MA
012 C030001 02110
012 C040001 8200
013 A000001 PRICEWATERHOUSECOOPERS, LLC
PAGE 2
013 B010001 NEW YORK
013 B020001 NY
013 B030001 10019
014 A000001 COHEN & STEERS SECURITIES, LLC
014 B000001 8-00
015 A000001 STATE STREET CORPORATION

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

015 B000001 C
015 C010001 BOSTON
015 C020001 MA
015 C030001 02110
015 C040001 8200
015 E010001 X
018 000000 Y
019 A000000 Y
019 B000000 9
019 C000000 COHENSTEER
020 A000001 LEGG MASON WOOD WALKER, INC.
020 B000001 52-0902557
020 C000001 62
020 A000002 MERRILL LYNCH PIERCE FENNER & SMITH, INC.
020 B000002 13-5674085
020 C000002 60
020 A000003 LEHMAN BROTHERS, INC.
020 B000003 13-2518466
020 C000003 43
020 A000004 JEFFERIES & CO., INC.
020 B000004 95-2622900
020 C000004 37
020 A000005 FIRST UNION CAPITAL MARKET
020 B000005 56-1529080
020 C000005 30
020 A000006 GREEN STREET ADVISORS
020 C000006 21
020 A000007 MORGAN STANLEY CO., INC.
020 B000007 13-2655998
020 C000007 20
020 A000008 MCDONALD AND COMPANY SECURITIES
020 B000008 34-0642435
020 C000008 13
020 A000009 SANFORD C BERNSTEIN CO. LLP
020 B000009 13-2625874
020 C000009 13
020 A000010 B TRADE SERVICES
020 C000010 13
021 000000 409
022 A000001 MERRILL LYNCH PIERCE FENNER & SMITH, INC.
022 B000001 13-5674085
022 C000001 17730
022 D000001 19249
022 A000002 LEGG MASON WOOD WALKER, INC.
022 B000002 52-0902557
PAGE 3
022 C000002 11493
022 D000002 14872
022 A000003 LEHMAN BROTHERS, INC.
022 B000003 13-2518466
022 C000003 13001
022 D000003 7909
022 A000004 B TRADE SERVICES
022 C000004 8265
022 D000004 6942
022 A000005 JEFFERIES & CO., INC.
022 B000005 95-2622900
022 C000005 6485
022 D000005 8103
022 A000006 FIRST UNION CAPITAL MARKET
022 B000006 56-1529080
022 C000006 6074

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

022	D000006	7268
022	A000007	MORGAN STANLEY CO., INC.
022	B000007	13-2655998
022	C000007	3168
022	D000007	6169
022	A000008	GREEN STREET ADVISORS
022	C000008	4643
022	D000008	3931
022	A000009	BEAR STEARNS
022	B000009	13-3299429
022	C000009	5635
022	D000009	2325
022	A000010	STATUS SECURITIES
022	C000010	4622
022	D000010	2869
023	C000000	118521
023	D000000	113018
024	000000	N
025	D000001	0
025	D000002	0
025	D000003	0
025	D000004	0
025	D000005	0
025	D000006	0
025	D000007	0
025	D000008	0
026	A000000	N
026	B000000	Y
026	C000000	Y
026	D000000	Y
026	E000000	N
026	F000000	N
026	G010000	N
026	G020000	N
026	H000000	N
	PAGE	4
027	000000	N
028	A010000	0
028	A020000	0
028	A030000	0
028	A040000	0
028	B010000	0
028	B020000	0
028	B030000	0
028	B040000	0
028	C010000	0
028	C020000	0
028	C030000	0
028	C040000	0
028	D010000	0
028	D020000	0
028	D030000	0
028	D040000	0
028	E010000	0
028	E020000	0
028	E030000	0
028	E040000	0
028	F010000	0
028	F020000	0
028	F030000	0
028	F040000	0
028	G010000	0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

028	G020000	0
028	G030000	0
028	G040000	0
028	H000000	0
030	A000000	0
030	B000000	0.00
030	C000000	0.00
031	A000000	0
031	B000000	0
032	000000	0
033	000000	0
035	000000	0
036	B000000	0
038	000000	0
042	A000000	0
042	B000000	0
042	C000000	0
042	D000000	0
042	E000000	0
042	F000000	0
042	G000000	0
042	H000000	0
043	000000	0
044	000000	0
045	000000	Y
	PAGE	5
046	000000	N
047	000000	Y
048	000000	0.530
048	A010000	0
048	A020000	0.000
048	B010000	0
048	B020000	0.000
048	C010000	0
048	C020000	0.000
048	D010000	0
048	D020000	0.000
048	E010000	0
048	E020000	0.000
048	F010000	0
048	F020000	0.000
048	G010000	0
048	G020000	0.000
048	H010000	0
048	H020000	0.000
048	I010000	0
048	I020000	0.000
048	J010000	0
048	J020000	0.000
048	K010000	0
048	K020000	0.000
049	000000	N
050	000000	N
051	000000	N
052	000000	N
053	A000000	N
054	A000000	Y
054	B000000	Y
054	C000000	N
054	D000000	N
054	E000000	N
054	F000000	N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

054 G000000 N
054 H000000 Y
054 I000000 N
054 J000000 Y
054 K000000 N
054 L000000 N
054 M000000 Y
054 N000000 N
054 O000000 N
055 A000000 N
055 B000000 N
056 000000 Y
057 000000 N
058 A000000 N
059 000000 Y
PAGE 6
060 A000000 N
060 B000000 N
061 000000 0
062 A000000 N
062 B000000 0.0
062 C000000 0.0
062 D000000 0.0
062 E000000 0.0
062 F000000 0.0
062 G000000 0.0
062 H000000 0.0
062 I000000 0.0
062 J000000 0.0
062 K000000 0.0
062 L000000 0.0
062 M000000 0.0
062 N000000 0.0
062 O000000 0.0
062 P000000 0.0
062 Q000000 0.0
062 R000000 0.0
063 A000000 0
063 B000000 0.0
066 A000000 Y
066 B000000 N
066 C000000 N
066 D000000 N
066 E000000 N
066 F000000 Y
066 G000000 N
067 000000 N
068 A000000 N
068 B000000 N
069 000000 N
070 A010000 N
070 A020000 N
070 B010000 N
070 B020000 N
070 C010000 N
070 C020000 N
070 D010000 N
070 D020000 N
070 E010000 N
070 E020000 N
070 F010000 N
070 F020000 N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

070	G010000	N	
070	G020000	N	
070	H010000	N	
070	H020000	N	
070	I010000	N	
	PAGE	7	
070	I020000	N	
070	J010000	Y	
070	J020000	Y	
070	K010000	Y	
070	K020000	N	
070	L010000	Y	
070	L020000	N	
070	M010000	N	
070	M020000	N	
070	N010000	N	
070	N020000	N	
070	O010000	Y	
070	O020000	N	
070	P010000	N	
070	P020000	N	
070	Q010000	N	
070	Q020000	N	
070	R010000	N	
070	R020000	N	
071	A000000		118521
071	B000000		113018
071	C000000		798209
071	D000000		14
072	A000000		6
072	B000000		68
072	C000000		33490
072	D000000		0
072	E000000		0
072	F000000		3383
072	G000000		161
072	H000000		0
072	I000000		11
072	J000000		39
072	K000000		0
072	L000000		155
072	M000000		20
072	N000000		0
072	O000000		0
072	P000000		0
072	Q000000		0
072	R000000		32
072	S000000		21
072	T000000		0
072	U000000		0
072	V000000		0
072	W000000		418
072	X000000		4240
072	Y000000		1273
072	Z000000		30591
072AA	000000		11862
072BB	000000		13543
	PAGE	8	
072CC	010000		0
072CC	020000		76567
072DD	010000		26848
072DD	020000		0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

072EE000000	0
073 A010000	0.6450
073 A020000	0.0000
073 B000000	0.0000
073 C000000	0.0000
074 A000000	1
074 B000000	0
074 C000000	1988
074 D000000	0
074 E000000	215699
074 F000000	670365
074 G000000	0
074 H000000	0
074 I000000	0
074 J000000	2698
074 K000000	0
074 L000000	5132
074 M000000	60
074 N000000	895943
074 O000000	199
074 P000000	376
074 Q000000	0
074 R010000	0
074 R020000	0
074 R030000	0
074 R040000	301748
074 S000000	0
074 T000000	593620
074 U010000	38856
074 U020000	0
074 V010000	15.28
074 V020000	0.00
074 W000000	0.0000
074 X000000	111
074 Y000000	0
075 A000000	0
075 B000000	522502
076 000000	15.57
077 A000000	N
078 000000	N
080 A000000	NATIONAL UNION FIRE INSURANCE COMPANY
080 C000000	8225
081 A000000	Y
081 B000000	8
082 A000000	Y
082 B000000	10
083 A000000	N
PAGE 9	
083 B000000	0
084 A000000	N
084 B000000	0
085 A000000	Y
085 B000000	N
086 A010000	220
086 A020000	3038
086 B010000	0
086 B020000	0
086 C010000	0
086 C020000	0
086 D010000	0
086 D020000	0
086 E010000	0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

086 E020000 0
086 F010000 0
086 F020000 0
087 A010000 COMMON STOCK
087 A020000 19247L106
087 A030000 RQI
088 A000000 N
088 B000000 N
088 C000000 N
088 D000000 Y
SIGNATURE ADAM DERECHIN
TITLE VICE PRESIDENT