

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

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 28, 2008

PAGE 1  
000 A000000 06/30/2008  
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  
001 B000000 811-10481  
001 C000000 2128323232  
002 A000000 280 PARK AVENUE  
002 B000000 NEW YORK  
002 C000000 NY  
002 D010000 10017  
003 000000 N  
004 000000 N  
005 000000 N  
006 000000 N  
007 A000000 N  
007 B000000 0  
007 C010100 1  
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 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
010 B000001 801-27721  
010 C010001 NEW YORK  
010 C020001 NY  
010 C030001 10017  
010 A000002 STATE STREET CORPORATION  
010 B000002 85-05003  
010 C010002 BOSTON  
010 C020002 MA  
010 C030002 02111  
012 A000001 Bank of New York Mellon  
012 B000001 85-05006  
012 C010001 Jersey City  
012 C020001 NJ  
012 C030001 07310  
013 A000001 PRICEWATERHOUSECOOPERS, LLP  
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  
PAGE 2  
015 B000001 C  
015 C010001 BOSTON  
015 C020001 MA  
015 C030001 02111  
015 C040001 8200  
015 E010001 X

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

015 A000002 HSBC AUSTRALIA  
015 B000002 S  
015 C010002 SYDNEY  
015 D010002 AUSTRALIA  
015 E040002 X  
015 A000003 DEUTSCHE BANK  
015 B000003 S  
015 C010003 BRUSSELS  
015 D010003 BELGIUM  
015 E040003 X  
015 A000004 DEUTSCHE BANK AG  
015 B000004 S  
015 C010004 FRANKFURT  
015 D010004 GERMANY  
015 E040004 X  
015 A000005 DEUTSCHE BANK (SPAIN)  
015 B000005 S  
015 C010005 BARCELONA  
015 D010005 SPAIN  
015 E040005 X  
015 A000006 SEB FINLAND  
015 B000006 S  
015 C010006 HELSINKI  
015 D010006 FINLAND  
015 E040006 X  
015 A000007 DEUTSCHE BANK A.G.  
015 B000007 S  
015 C010007 PARIS  
015 D010007 FRANCE  
015 D020007 1017 CA  
015 E040007 X  
015 A000008 STANDARD CHARTERED BANK  
015 B000008 S  
015 C010008 HONG KONG  
015 D010008 HONG KONG  
015 E040008 X  
015 A000009 DEUTSCHE BANK S.p.A  
015 B000009 S  
015 C010009 MILAN  
015 D010009 ITALY  
015 E040009 X  
015 A000010 MIZUHO CORPORATE BANK LTD  
015 B000010 S  
015 C010010 TOKYO  
015 D010010 JAPAN  
PAGE 3  
015 E040010 X  
015 A000011 DEUTSCHE BANK AG  
015 B000011 S  
015 C010011 AMSTERDAM  
015 D010011 NETHERLANDS  
015 E040011 X  
015 A000012 HSBC BANK AUCKLAND  
015 B000012 S  
015 C010012 AUCKLAND  
015 D010012 NEW ZEALAND  
015 E040012 X  
015 A000013 SKANDINAVISKA ENSKILDA BANKEN AB (SEB)  
015 B000013 S  
015 C010013 STOCKHOLM  
015 D010013 SWEDEN  
015 E040013 X

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

015 A000014 BANK AUSTRIA CREDITANSTALT AG  
015 B000014 S  
015 C010014 VIENNA  
015 D010014 AUSTRIA  
015 E040014 X  
015 A000015 STATE STREET CORPORATION  
015 B000015 S  
015 C010015 TORONTO  
015 D010015 CANADA  
015 E040015 X  
015 A000016 SKANDINAVINSKA ENSKILDA BANKEN  
015 B000016 S  
015 C010016 COPENHAGEN  
015 D010016 DENMARK  
015 E040016 X  
015 A000017 CLEARSTREAM BANKING  
015 B000017 S  
015 C010017 LUXEMBOURG  
015 D010017 LUXEMBOURG  
015 E040017 X  
015 A000018 CREDIT SUISSE  
015 B000018 S  
015 C010018 ZURICH  
015 D010018 SWITZERLAND  
015 E040018 X  
015 A000019 STATE STREET BANK LONDON  
015 B000019 S  
015 C010019 LONDON  
015 D010019 UNITED KINGDOM  
015 E040019 X  
015 A000020 SEB NORWAY  
015 B000020 S  
015 C010020 OSLO  
015 D010020 NORWAY  
015 E040020 X  
PAGE 4  
015 A000021 DBS BANK LIMITED  
015 B000021 S  
015 C010021 SINGAPORE  
015 D010021 SINGAPORE  
015 E040021 X  
018 000000 Y  
019 A000000 Y  
019 B000000 21  
019 C000000 COHENSTEER  
020 A000001 MERRILL LYNCH, PIERCE, FENNER & SMITH, INC.  
020 B000001 13-5674085  
020 C000001 16  
020 A000002 UBS SECURITIES LLC  
020 B000002 13-3873456  
020 C000002 15  
020 A000003 STIFEL NICOLAUS & CO. INC.  
020 B000003 43-0538770  
020 C000003 15  
020 A000004 ISI Group, Inc.  
020 B000004 13-3599877  
020 C000004 15  
020 A000005 JEFFERIES & COMPANY, INC.  
020 B000005 95-2622900  
020 C000005 9  
020 A000006 GREEN STREET ADVISORS  
020 B000006 33-0275837

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

020 C000006 9  
020 A000007 LEHMAN BROTHERS INC.  
020 B000007 13-2518466  
020 C000007 7  
020 A000008 CREDIT SUISSE FIRST BOSTON  
020 B000008 13-5659485  
020 C000008 6  
020 A000009 ASSENT LLC  
020 B000009 74-3086513  
020 C000009 5  
020 A000010 CITIGROUP GLOBAL MARKETS INC.  
020 B000010 11-2418191  
020 C000010 3  
021 000000 121  
022 A000001 STATE STREET BANK + TRUST CO  
022 B000001 04-1867445  
022 C000001 3818796  
022 D000001 0  
023 C000000 3818796  
023 D000000 0  
024 000000 Y  
025 A000001 CITIGROUP GLOBAL  
025 B000001 11-2418191  
025 C000001 E  
025 D000001 4759  
PAGE 5  
025 A000002 LEHMAN BROTHERS HOLDINGS, INC.  
025 B000002 13-2518466  
025 C000002 E  
025 D000002 2340  
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  
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

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

028	F030000		0
028	F040000		0
028	G010000		0
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
	PAGE	6	
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	
046	000000	N	
047	000000	Y	
048	000000	0.850	
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	Y	
053	B000000	Y	
053	C000000	N	
054	A000000	Y	

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

054 B000000 Y  
054 C000000 N  
054 D000000 N  
054 E000000 N  
054 F000000 N  
PAGE 7  
054 G000000 Y  
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  
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 Y  
070 A020000 N  
PAGE 8  
070 B010000 Y  
070 B020000 N  
070 C010000 N  
070 C020000 N

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

070	D010000	Y	
070	D020000	N	
070	E010000	N	
070	E020000	N	
070	F010000	Y	
070	F020000	N	
070	G010000	Y	
070	G020000	N	
070	H010000	Y	
070	H020000	N	
070	I010000	N	
070	I020000	N	
070	J010000	Y	
070	J020000	Y	
070	K010000	Y	
070	K020000	N	
070	L010000	Y	
070	L020000	Y	
070	M010000	Y	
070	M020000	Y	
070	N010000	Y	
070	N020000	N	
070	O010000	Y	
070	O020000	N	
070	P010000	Y	
070	P020000	N	
070	Q010000	Y	
070	Q020000	N	
070	R010000	Y	
070	R020000	N	
071	A000000		88304
071	B000000		95764
071	C000000		1016236
071	D000000		9
072	A000000	6	
072	B000000		684
072	C000000		18130
072	D000000		0
072	E000000		0
072	F000000		4425
072	G000000		172
072	H000000		0
072	I000000		10
072	J000000		63
072	K000000		0
072	L000000		36
072	M000000		27
	PAGE	9	
072	N000000		25
072	O000000		0
072	P000000		0
072	Q000000		0
072	R000000		53
072	S000000		45
072	T000000		0
072	U000000		0
072	V000000		0
072	W000000		588
072	X000000		5444
072	Y000000		1041
072	Z000000		14411
072	AA000000		14897

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

072BB000000	2057
072CC010000	0
072CC020000	52266
072DD010000	43617
072DD020000	0
072EE000000	0
073 A010000	0.9000
073 A020000	0.0000
073 B000000	0.0000
073 C000000	0.0000
074 A000000	0
074 B000000	0
074 C000000	12542
074 D000000	1919
074 E000000	208255
074 F000000	744902
074 G000000	0
074 H000000	0
074 I000000	0
074 J000000	7214
074 K000000	0
074 L000000	4813
074 M000000	2655
074 N000000	982300
074 O000000	0
074 P000000	579
074 Q000000	0
074 R010000	0
074 R020000	0
074 R030000	0
074 R040000	3383
074 S000000	434000
074 T000000	544338
074 U010000	39127
074 U020000	0
074 V010000	13.91
074 V020000	0.00
PAGE 10	
074 W000000	0.0000
074 X000000	32798
074 Y000000	15565
075 A000000	0
075 B000000	1046851
076 000000	15.30
077 A000000	Y
077 B000000	N
077 C000000	Y
077 D000000	Y
077 E000000	N
077 F000000	N
077 G000000	N
077 H000000	N
077 I000000	N
077 J000000	N
077 K000000	N
077 L000000	N
077 M000000	N
077 N000000	N
077 O000000	N
077 P000000	N
077 Q010000	Y
077 Q020000	N



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

077	Q030000	N	
078	000000	N	
080	C000000		0
081	B000000		0
082	B000000		0
083	B000000		0
084	B000000		0
086	A010000		242
086	A020000		3845
086	B010000		0
086	B020000		0
086	C010000		0
086	C020000		0
086	D010000		0
086	D020000		0
086	E010000		0
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	LESTER LAY		
TITLE	VICE PRESIDENT		