

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

COHEN & STEERS INC  
Form 13F-HR  
August 12, 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: June 30, 2011  
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    August 12, 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).)
- 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).)

## Edgar Filing: COHEN & STEERS INC - Form 13F-HR

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:	432
Form 13F Information Table Value Total:	26,509,518 (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	invs dscr
Abbott Laboratories Common	COM	002824100	71,582	1,360,363	SH	Sol
Acadia Realty Trust Common	COM	004239109	81,156	3,991,931	SH	Sol
Accenture Plc Common	COM	G1151C101	151	2,500	SH	Sol
Advent Claymore Conv Sec & Inc	COM	00764C109	823	43,800	SH	Sol
Advent Claymore Global Convert	COM	007639107	769	85,000	SH	Sol
AGIC Convertible & Income Fund	COM	001191105	7,609	803,480	SH	Sol
AGIC Convertible & Income Fund	COM	001190107	9,030	883,531	SH	Sol
AGIC Equity & Convertible Income	COM	00119P102	53	2,900	SH	Sol
AGIC Global Equity & Convert	COM	00119R108	37	2,300	SH	Sol
AGIC Intl & Prem Strategy CEF	COM	00119Q100	22	1,600	SH	Sol
Alexander's Inc Common	COM	014752109	48,512	122,197	SH	Sol
Alliance Bernstein Income Fund CEF	COM	01881E101	10,382	1,315,800	SH	Sol
Alliance National Muni Income CEF	COM	01864U106	937	69,900	SH	Sol
Alliance World Dollar Gov't Fu CEF	COM	01879R106	6,295	411,200	SH	Sol
Alpine Global Dynamic Div CEF	COM	02082E106	894	121,600	SH	Sol
Alpine Global Premier Proper CEF	COM	02083A103	12,774	1,776,569	SH	Sol
Alpine Total Dynamic Div Fund CEF	COM	021060108	19,924	3,282,355	SH	Sol
American Assets Trust Inc Common	COM	024013104	114,332	5,092,713	SH	Sol
American Electric Power Co Inc	COM	025537101	51,043	1,354,656	SH	Sol
American Express AXP	COM	025816109	54,637	1,056,800	SH	Sol
American Tower Corporation CL A	COM	029912201	132,236	2,526,959	SH	Sol

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

American Water Works Co Inc	COM	030420103	24,587	834,878	SH	Sol
Amgen Inc Common	COM	031162100	25,061	429,500	SH	Sol
Apache Corp Common	COM	037411105	65,382	529,881	SH	Sol
Apartment Invt & Mgmt	COM	03748R101	283,718	11,113,140	SH	Sol
Apple Inc Common	COM	037833100	21,248	63,300	SH	Sol
Archer Daniels Midland Common	COM	039483102	34,780	1,153,579	SH	Sol
Ashford Hospitality Pr.E	PFD	044103505	14,237	564,731	SH	Sol
Ashford Hospitality Trust Inc	COM	044103109	2,227	178,900	SH	Sol
Associated Estates Realty Corp	COM	045604105	75,102	4,621,647	SH	Sol
AT&T Common	COM	00206R102	94,873	3,020,477	SH	Sol
Atlas Pipeline Partners LP Common	COM	049392103	37	1,115	SH	Sol
Automatic Data Processing	COM	053015103	2,471	46,900	SH	Sol
Avago technologies Ltd	COM	Y0486S104	21,702	571,100	SH	Sol
AvalonBay Communities Inc	COM	053484101	624,759	4,865,728	SH	Sol
Bank of America Corp Common	COM	060505104	36,200	3,302,900	SH	Sol
Bank Of New York Mellon Corp	COM	064058100	35,368	1,380,500	SH	Sol
Bankunited Inc Common	COM	06652K103	4,481	168,835	SH	Sol
Banner Corporation	COM	06652V208	10,013	572,184	SH	Sol
Barclays Bank 7.10% (BCS A)	PFD	06739H776	4,305	169,832	SH	Sol
Barclays Bank 8.125% (BCS D)	PFD	06739H362	1,844	70,000	SH	Sol
Barclays Bank PLC 7.75% (BCS C)	PFD	06739H511	12,046	469,109	SH	Sol
Barclays Bank PLC 6.625% (BCS)	PFD	06739F390	72	3,000	SH	Sol
Baxter International Inc Common	COM	071813109	4,405	73,800	SH	Sol
Becton Dickinson & Co Common	COM	075887109	7,574	87,900	SH	Sole
BHP Billiton Ltd - Spon Adr	ADRs	088606108	1,041	11,000	SH	Sol
BioMed Realty Trust Inc Common	COM	09063H107	59,976	3,117,245	SH	Sol
Blackrock Core Bond Trust	COM	09249E101	38	3,000	SH	Sol
Blackrock Corp HY Fund VI CEF	COM	09255P107	2,443	204,131	SH	Sol
Blackrock Corporate High Y CEF	COM	09255L106	32	4,300	SH	Sol
Blackrock Corporate High Yield CEF	COM	09255N102	3,569	292,301	SH	Sol
Blackrock Corporate HY FD III CEF	COM	09255M104	1,351	185,100	SH	Sol
BlackRock Debt Strategies CEF	COM	09255R103	430	101,200	SH	Sol
Blackrock Diversified Income S CEF	COM	09255W102	17	1,600	SH	Sol
Blackrock Dividend Achievers CEF	COM	09250N107	58	5,700	SH	Sol
BlackRock EcoSolutions Investm	COM	092546100	25	2,400	SH	Sol
Blackrock Enhanced Dividend CEF	COM	09251A104	89	10,800	SH	Sol
BlackRock Floating Rate Income	COM	09255X100	34	2,200	SH	Sol
Blackrock Floating rt in st II CEF	COM	09255Y108	18	1,300	SH	Sol
Blackrock Global Enrg & Res CEF	COM	09250U101	1,489	51,200	SH	Sol
Blackrock Global Floating RT CEF	COM	091941104	40	2,600	SH	Sol
BlackRock Income Opportunity	COM	092475102	28	2,900	SH	Sol
BlackRock Income Trust Inc	COM	09247F100	42	6,000	SH	Sol
Blackrock International Growth CEF	COM	092524107	137	13,600	SH	Sol
Blackrock Ltd Duration Inc Tru CEF	COM	09249W101	1,312	73,100	SH	Sol
Blackrock Muni Yield Fund CEF	COM	09253W104	597	44,200	SH	Sol
Blackrock Muni Yield Insured CEF	COM	09254E103	843	67,200	SH	Sol
Blackrock Municipal Income Trust	COM	09249N101	1,408	103,500	SH	Sol
Blackrock Pfd & Eq Adv Tr CEF	COM	092508100	76	6,100	SH	Sol
Blackrock Preferred Opportunit CEF	COM	09249V103	429	39,600	SH	Sol
Blackrock Real Asset Equity CEF	COM	09254B109	6,131	422,800	SH	Sol
Blackrock Strat Dvd Achv Trs CEF	COM	09249Y107	35	3,300	SH	Sol
Blrk Mnvst Fnd II A W28 CEF	COM	09253T101	169	11,538	SH	Sol
Boardwalk Pipeline Partners LP	COM	096627104	36	1,225	SH	Sol
Boston Properties Inc Common	COM	101121101	1,051,703	9,906,770	SH	Sol
Brandywine Realty Trust Common	COM	105368203	102,772	8,867,304	SH	Sol
BRE Properties Inc Common	COM	05564E106	135,524	2,717,003	SH	Sol
Bristol-Myers Squibb Co Common	COM	110122108	203	7,000	SH	Sol
Brookfield Properties Co Common	COM	112900105	159,683	8,282,286	SH	Sol
Buckeye Partners LP Common	COM	118230101	13,734	212,740	SH	Sol
Calamos Convertible & Income Fund	COM	12811P108	807	61,630	SH	Sol
Campus Crest Communities	COM	13466Y105	57,798	4,466,567	SH	Sol
Capital And Inc Strat Fd Inc CEF	COM	09256A109	106	7,300	SH	Sol

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

Carnival Corp Common	COM	143658300	17,727	471,100	SH	Sol
Caterpillar Inc Common	COM	149123101	3,811	35,800	SH	Sol
CBL & Associates Properties	COM	124830100	4,411	243,274	SH	Sol
Cedar Shopping Centers Inc	COM	150602209	4,098	795,644	SH	Sol
CenterPoint Energy, Inc. Common	COM	15189T107	24,536	1,268,021	SH	Sol
Central Fund Canada Cl A CEF	COM	153501101	18,758	920,886	SH	Sol
Central GoldTrust	COM	153546106	3,375	59,600	SH	Sol
Chesapeake Lodging Trust Common	COM	165240102	2,937	172,142	SH	Sol
Chesapeake Midstream Partner	COM	16524K108	25	875	SH	Sol
Chevron Corp Common	COM	166764100	127,041	1,235,330	SH	Sol
China Fund Inc CEF	COM	169373107	641	20,500	SH	Sol
China Mobile Ltd ADR	COM	16941M109	26,286	561,900	SH	Sol
Chubb Corp Common	COM	171232101	43,514	695,000	SH	Sol
Cia De Saneamento Basico Common	ADRs	20441A102	3,174	53,200	SH	Sol
Citigroup Inc. Common	COM	172967424	38,816	932,177	SH	Sol
Clearbridge Energy MLP	COM	184692101	1,978	89,120	SH	Sol
Clough Global Equity Fund CEF	COM	18914C100	5,224	353,000	SH	Sol
Clough Global Opportunities Fund	COM	18914E106	14,239	1,058,685	SH	Sol
Cogdell 8.5% Spencer Pr.A	PFD	19238U206	12,676	505,000	SH	Sol
Cogdell Common	COM	19238U107	37,989	6,342,002	SH	Sol
Colonial Properties Trust Common	COM	195872106	72,478	3,552,832	SH	Sol
Comerica Common	COM	200340107	35,216	1,018,700	SH	Sol
Commonwealth REIT Pr. E	PFD	203233606	50,480	2,020,000	SH	Sol
Commonwealth REIT 6.5% PFD D	PFD	203233408	54,912	2,462,405	SH	Sol
ConocoPhillips Common	COM	20825C104	6,602	87,800	SH	Sol
Copano Energy LLC Common	COM	217202100	73	2,125	SH	Sol
Corning Inc Common	COM	219350105	56,791	3,129,000	SH	Sol
Corrections Corp of America	COM	22025Y407	4,371	201,908	SH	Sol
Costco Wholesale Corp Common	COM	22160K105	46,136	567,900	SH	Sol
Cousins Properties Inc Common	COM	222795106	4,495	526,300	SH	Sol
Covidien PLC Common	COM	G2554F113	63,589	1,194,600	SH	Sol
Crown Castle Intl Corp Common	COM	228227104	71,108	1,743,273	SH	Sol
Cushing MLP Total Return Fun	COM	231631102	1,964	190,100	SH	Sol
CVR Partners LP Common	COM	126633106	11,550	514,241	SH	Sol
CVS Corp Common	COM	126650100	74,040	1,970,200	SH	Sol
DCP Midstream Partners LP	COM	23311P100	31	760	SH	Sol
DCT Industrial Trust Common	COM	233153105	120,956	23,127,264	SH	Sol
Developers Diversified Realty	COM	251591103	595,212	42,213,626	SH	Sol
Devon Energy Corp Common	COM	25179M103	38,055	482,873	SH	Sol
DiamondRock Hospitality	COM	252784301	121,869	11,357,802	SH	Sol
Digital Realty Trust Inc Common	COM	253868103	136,967	2,217,019	SH	Sol
Disney Co Common	COM	254687106	71,257	1,825,221	SH	Sol
DNP Select Income Fund CEF	COM	23325P104	2,595	259,520	SH	Sol
Douglas Emmett Common	COM	25960P109	77,972	3,920,154	SH	Sol
Dow Chemical Co/The Common	COM	260543103	43,074	1,196,500	SH	Sol
Dreyfus High Yield Strategies	COM	26200S101	74	15,300	SH	Sol
Duff & Phelps Utility & Corp CEF	COM	26432K108	26	2,300	SH	Sol
DuPont Fabros Technology Inc	COM	26613Q106	174,278	6,915,775	SH	Sol
DWS Dreman Value Income Edge	COM	23339M204	31	2,100	SH	Sol
DWS High Income Trust	COM	23337C208	21	1,900	SH	Sol
DWS Multi-Market Income Trust	COM	23338L108	24	2,200	SH	Sol
EastGroup Properties Inc Common	COM	277276101	40,341	948,975	SH	Sol
Eaton Corp Common	COM	278058102	23,101	449,000	SH	Sol
Eaton Vance Float Rate Inc CEF	COM	278279104	7,994	492,546	SH	Sol
Eaton Vance Ltd Duration Inc F CEF	COM	27828H105	10,924	663,242	SH	Sol
Eaton Vance Risk-Managed Diver	COM	27829G106	2,484	196,800	SH	Sol
Eaton Vance Senior Floating Rate	COM	27828Q105	3,474	216,726	SH	Sol
Eaton Vance Senior Income Tr	COM	27826S103	3,677	509,287	SH	Sol
Eaton Vance Short Duration Div CEF	COM	27828V104	593	34,100	SH	Sol
Eaton Vance T/M Buy-Write Opp	COM	27828Y108	9,487	745,256	SH	Sol
Eaton Vance TA Gl Div & Inc CEF	COM	27828S101	10,136	662,900	SH	Sol
Eaton Vance TA GL Div Opp CEF	COM	27828U106	8,146	375,400	SH	Sol

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

Eaton Vance Tax Man Glbl Br CEF	COM	27829C105	4,574	377,065	SH	Sol
Eaton Vance Tax Man Glbl CEF	COM	27829F108	4,263	407,162	SH	Sol
Eaton Vance Tax-Adv Dvd Inc CEF	COM	27828G107	19,081	1,102,975	SH	Sol
Eaton Vance Tax-Mgd Dvsfied Eq	COM	27828N102	4,187	383,417	SH	Sol
Edison International Common	COM	281020107	17,783	458,906	SH	Sol
Education Realty Trust Inc Common	COM	28140H104	72,472	8,456,510	SH	Sol
El Paso Corp Common	COM	28336L109	39,907	1,975,608	SH	Sol
El Paso Pipeline Partners LP	COM	283702108	84	2,430	SH	Sol
Emeritus Corp Common	COM	291005106	3,661	172,300	SH	Sol
Enbridge Energy Common	COM	29250R106	8,040	267,386	SH	Sol
Energy Income And Growth Fd CEF	COM	292697109	5,540	190,380	SH	Sol
Energy Transfer Equity Lp Common	COM	29273V100	101	2,250	SH	Sol
Energy Transfer Partners LP Common	COM	29273R109	28,786	589,027	SH	Sol
Enterprise Products Ptnrs Common	COM	293792107	37,983	879,037	SH	Sol
Entertainment Properties Trust 9% CV	PFD	29380T600	9,794	336,000	SH	Sol
Equity Lifestyle Properties Common	COM	29472R108	244,737	3,919,556	SH	Sol
Equity Residential Common	COM	29476L107	1,302,490	21,708,171	SH	Sol
Essex Property Trust Inc Common	COM	297178105	102,488	757,543	SH	Sol
EV Energy Partner LP Common	COM	26926V107	35	650	SH	Sol
Excel Trust Inc. Common	COM	30068C109	2,053	186,094	SH	Sol
Extra Space Storage Inc Common	COM	30225T102	92,484	4,335,889	SH	Sol
Exxon Mobil Corp Common	COM	30231G102	106,962	1,314,347	SH	Sol
F&C / Claymore Pfd Sec Inc Fun CEF	COM	338478100	7,536	423,372	SH	Sol
F&C / Claymore Total Return Fu CEF	COM	338479108	4,816	251,200	SH	Sol
Federal Realty Invs Trust Common	COM	313747206	246,468	2,893,496	SH	Sol
FelCor Lodging Trust Inc Common	COM	31430F101	31,183	5,850,503	SH	Sol
Financial Select Sector SPDR Energy	COM	81369Y506	5,855	77,700	SH	Sol
First Industrial Realty Trust Common	COM	32054K103	86,515	7,555,891	SH	Sol
First Trust Aberdeen Global CEF	COM	337319107	2,700	154,900	SH	Sol
First Trust/Four Crns SR F II CEF	COM	33733U108	316	22,000	SH	Sol
Ford Motor Co Common	COM	345370860	1,117	81,000	SH	Sol
Forest City Enterprises Inc Common	COM	345550107	257,827	13,809,681	SH	Sol
Franklin Resources Inc Common	COM	354613101	50,061	381,300	SH	Sol
Franklin Templeton Ltd Dur Inc CEF	COM	35472T101	1,443	99,900	SH	Sol
Freeport-McMoRan Copper & Gold	COM	35671D857	5,147	97,300	SH	Sol
Ft/Fid Asset Mgmt Cov Call CEF	COM	337318109	27	2,200	SH	Sol
Gabelli Dividend & Income Tr CEF	COM	36242H104	12,153	730,769	SH	Sol
Gabelli Equity Trust CEF	COM	362397101	18,319	3,003,100	SH	Sol
Gabelli Gold Nat Res & Incom CEF	COM	36244N109	3,522	198,198	SH	Sol
General Dynamics Corp Common	COM	369550108	37,813	507,419	SH	Sol
General Electric Co Common	COM	369604103	100,626	5,335,430	SH	Sol
General Growth Properties Inc	COM	370023103	728,171	43,629,175	SH	Sol
Glimcher Realty Trust Common	COM	379302102	22	2,300	SH	Sol
Golar LNG Partners LP Common	COM	Y2745C102	12,625	442,985	SH	Sol
Goldman Sach Group, Inc.	COM	38141G104	49,423	371,350	SH	Sol
Google Inc CL A Common	COM	38259P508	12,102	23,900	SH	Sol
Grupo Aeroportuario Common	ADRS	400506101	1,421	34,690	SH	Sol
Guggenheim Enhanced Equity Inc	COM	40167B100	25	2,600	SH	Sol
Guggenheim Strategic Opp Fund	COM	40167F101	4,286	209,050	SH	Sol
H & Q Healthcare Investors CEF	COM	404052102	27	1,700	SH	Sol
H & Q Life Sciences Invstrs CEF	COM	404053100	27	2,200	SH	Sol
Halliburton Co.	COM	406216101	38,648	757,800	SH	Sol
Harris Corp Common	COM	413875105	4,637	102,900	SH	Sol
HCC Insurance Holdings Inc	COM	404132102	25,974	824,581	SH	Sol
HCP Common	COM	40414L109	404,817	11,033,452	SH	Sol
Health Care REIT Inc Common	COM	42217K106	238,579	4,550,446	SH	Sol
Helios Total Return Fund Inc	COM	42327V109	19	3,100	SH	Sol
Hersha Hospitality Trust Common	COM	427825104	137,375	24,663,468	SH	Sol
Hewlett-Packard Co Common	COM	428236103	2,202	60,500	SH	Sol
Home Depot Inc	COM	437076102	992	27,400	SH	Sol
Home Properties Inc Common	COM	437306103	255,305	4,193,590	SH	Sol
Hospitality Properties Trust Common	COM	44106M102	16,215	668,654	SH	Sol

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

Host Hotels & Resorts Common	COM	44107P104	935,162	55,171,795	SH	Sol
HSBC Holdings PLC 6.20% (HBC A)	COM	404280604	688	28,168	SH	Sol
Hudson Pacific Prop	COM	444097109	70,535	4,541,907	SH	Sol
Huntington Bancshares 8.5% CV	PFD	446150401	1,521	1,320	SH	Sol
Huntington Ingalls Industries	COM	446413106	485	14,065	SH	Sol
Hyatt Hotels Common	COM	448579102	154,544	3,785,992	SH	Sol
Inergy LP Common	COM	456615103	52	1,475	SH	Sol
ING Infrastructure Industrial CEF	COM	45685U100	3,375	157,800	SH	Sol
Intel Corp Common	COM	458140100	3,749	169,200	SH	Sol
International Business Machine	COM	459200101	13,301	77,533	SH	Sol
Ishares Silver Trust	COM	46428Q109	799	23,600	SH	Sol
ITC Holdings Corp Common	COM	465685105	9,716	135,370	SH	Sol
John Han Bk & Thrift Opp Fund	COM	409735206	1,201	73,100	SH	Sol
John Hancock Income Secs Trust	COM	410123103	15	1,000	SH	Sol
John Hancock Pat Prem Div Fd CEF	COM	41013T105	78	6,200	SH	Sol
John Hancock Preferred Inc Fun CEF	COM	41013W108	1,357	65,319	SH	Sol
John Hancock Preferred Income CEF	COM	41013X106	2,596	125,736	SH	Sol
John Hancock Preferred Income CEF	COM	41021P103	2,792	159,205	SH	Sol
John Hancock T/A Dvd Income CEF	COM	41013V100	2,358	143,090	SH	Sol
John Hancock Tax-Advantaged Gl	COM	41013P749	26	1,900	SH	Sol
Johnson & Johnson Common	COM	478160104	64,500	969,636	SH	Sol
Johnson Controls Common	COM	478366107	42,747	1,026,100	SH	Sol
JPMorgan Chase Common	COM	46625H100	111,025	2,711,894	SH	Sol
Kayne Anderson Energy Tot Rt CEF	COM	48660P104	8,190	276,324	SH	Sol
Kayne Anderson Mlp Investmen CEF	COM	486606106	3,134	103,600	SH	Sol
Keycorp 7.75% CV (KEY G)	PFD	493267405	4,680	41,785	SH	Sol
Kilroy Realty Corp Common	COM	49427F108	291,331	7,377,351	SH	Sol
Kimco Realty Corp Common	COM	49446R109	373,370	20,030,581	SH	Sol
Kinder Morgan Energy Partners	COM	494550106	24,030	330,992	SH	Sol
Kinder Morgan Manage Common	COM	49455U100	290	4,424	SH	Sol
Kraft Foods Inc Common	COM	50075N104	1,257	35,673	SH	Sol
L-3 Communications Holdings	COM	502424104	18,845	215,500	SH	Sol
Lexington Realty Trust Pr.C CV	PFD	529043309	12,042	267,747	SH	Sol
Liberty All Star Equity Fund CEF	COM	530158104	9,683	1,872,886	SH	Sol
Liberty Property Trust Common	COM	531172104	400,760	12,300,813	SH	Sol
Linn Energy LLC Units	COM	536020100	84	2,160	SH	Sol
Lockheed Martin Corp Common	COM	539830109	31,910	394,100	SH	Sol
LTC Properties Inc Common	COM	502175102	754	27,100	SH	Sol
Macerich Co/The Common	COM	554382101	444,933	8,316,494	SH	Sol
Mack-Cali Realty Corp Common	COM	554489104	110,780	3,363,080	SH	Sol
Macquarie Global Infr Tot Rt CEF	COM	55608D101	1,627	87,600	SH	Sol
Macquarie/Ft Gl Int/Ut Dv In CEF	COM	55607W100	2,482	155,200	SH	Sol
Magellan Midstream Partners	COM	559080106	76	1,280	SH	Sol
Marathon Oil Corp Common	COM	565849106	20,103	381,600	SH	Sol
Markwest Energy Partners LP	COM	570759100	61,006	1,264,642	SH	Sol
Marriot International Inc	COM	571903202	2,294	64,650	SH	Sol
McDonald's Corp Common	COM	580135101	72,476	859,539	SH	Sol
McKesson Corp Common	COM	58155Q103	301	3,600	SH	Sol
Merck and Co Inc Common	COM	58933Y105	68,820	1,950,129	SH	Sol
MFS Charter Income Trust	COM	552727109	49	5,200	SH	Sol
MFS Government Markets Income	COM	552939100	18	2,700	SH	Sol
MFS Intermediate Income Trust CEF	COM	55273C107	99	15,600	SH	Sol
MFS Mutimarket Inc. Trust CEF	COM	552737108	1,726	252,700	SH	Sol
MGM Mirage Common	COM	552953101	597	45,168	SH	Sol
Microsoft Common	COM	594918104	16,396	630,615	SH	Sol
Morgan Stanley China A Share CEF	COM	617468103	418	15,300	SH	Sol
Morgans Hotel Group Co	COM	61748W108	7,092	986,367	SH	Sol
MS Emerging Mkts Domestic Debt	COM	617477104	1,337	75,900	SH	Sol
Nationwide Health Properties	COM	638620104	269,427	6,506,314	SH	Sol
NATL WESTMINSTER 7.76% (NW C)	PFD	638539882	37,774	1,599,245	SH	Sol
Natural Resource Partners LP	COM	63900P103	62	1,870	SH	Sol
Neuberger Berman High Yield St	COM	64128C106	26	1,900	SH	Sol

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

Neuberger Berman Real Estate	COM	64190A103	28	6,600	SH	Sol
New America High Income Fund	COM	641876800	7,531	693,436	SH	Sol
Newmont Mining Corp Common	COM	651639106	20,104	372,500	SH	Sol
NextEra Energy Inc Common	COM	65339F101	118,406	2,060,670	SH	Sol
NFJ Dvd Interest & Pr Strat CEF	COM	65337H109	4,397	232,500	SH	Sol
Nike Inc Common	COM	654106103	21,787	242,137	SH	Sol
Nordstrom Inc Common	COM	655664100	41,534	884,840	SH	Sol
Norfolk Southern Corporation Common	COM	655844108	29,154	389,087	SH	Sol
Northrop Grumman Corp Common	COM	666807102	6,193	89,300	SH	Sol
Northwest Natural Gas Common	COM	667655104	1,630	36,110	SH	Sol
NuStar Energy LP Common	COM	67058H102	84	1,300	SH	Sol
Nuveen Build American Bond CEF	COM	67074C103	498	26,200	SH	Sol
Nuveen Core Equity Alpha Fund	COM	67090X107	26	1,800	SH	Sol
Nuveen Diversified Dividend an CEF	COM	6706EP105	3,873	339,151	SH	Sol
Nuveen Equity Prem & Growth CEF	COM	6706EW100	19	1,400	SH	Sol
Nuveen Equity Prem Opp Fund CEF	COM	6706EM102	72	5,800	SH	Sol
Nuveen Equity Premium Advantag CEF	COM	6706ET107	39	3,100	SH	Sol
Nuveen Equity Premium Income CEF	COM	6706ER101	42	3,400	SH	Sol
Nuveen Floating Rate Inc Opp CEF	COM	6706EN100	767	62,700	SH	Sol
Nuveen Floating rate Income CEF	COM	67072T108	2,406	197,200	SH	Sol
Nuveen Global Government Enh CEF	COM	67073C104	21	1,400	SH	Sol
Nuveen Global Value Oppty CEF	COM	6706EH103	39	2,000	SH	Sol
NUVEEN INV QUALITY MUNI FD CEF	COM	67062E103	413	29,300	SH	Sol
Nuveen Mortgage Opp Term FD CEF	COM	67074R100	1,231	51,000	SH	Sol
Nuveen Mtg Opportunity	COM	670735109	821	33,600	SH	Sol
Nuveen Multi-Currency Short CEF	COM	67090N109	82	5,500	SH	Sol
Nuveen Pfd & Conv. Income Fund CEF	COM	67073D102	112	12,200	SH	Sol
Nuveen Preferred & Conv. Incom CEF	COM	67073B106	89	10,100	SH	Sol
Nuveen Premium Inc Muni Fd 2 CEF	COM	67063W102	879	64,800	SH	Sol
Nuveen Quality Pfd Income Fund CEF	COM	67071S101	52	6,700	SH	Sol
Nuveen Quality Preferred Incom CEF	COM	67072C105	92	11,000	SH	Sol
Nuveen Real Estate Income Fd CEF	COM	67071B108	1,268	112,400	SH	Sol
Nuveen Tax-Adv Tot Ret Strat CEF	COM	67090H102	2,160	192,000	SH	Sol
Nuveen Tax-Advantaged Dividend	COM	67073G105	20	1,500	SH	Sol
Occidental Petroleum Corp	COM	674599105	77,489	744,800	SH	Sol
Oil Services Holders Trust	COM	678002106	3,830	25,200	SH	Sol
ONEOK Partners LP 8.625% 3/1/19	COM	68268N103	124	1,450	SH	Sol
Oracle Corp Common	COM	68389X105	85,188	2,588,500	SH	Sol
Orient Express Hotels Ltd Common	COM	G67743107	62,653	5,828,149	SH	Sol
Paa Natural Gas Storage Lp Common	COM	693139107	21	935	SH	Sol
Parkway Properties Inc/Md Common	COM	70159Q104	1,915	112,236	SH	Sol
Patterson Companies Common	COM	703395103	36,074	1,096,800	SH	Sol
Peabody Energy Corp Common	COM	704549104	17,767	301,600	SH	Sol
Pebblebrook Hotel Trust Common	COM	70509V100	49,799	2,466,507	SH	Sol
Penn Virginia Resource Partners LP	COM	707884102	65	2,400	SH	Sol
Pennsylvania Real Estate Investment	COM	709102107	54,177	3,450,732	SH	Sol
PepsiCo, Inc.	COM	713448108	21,933	311,410	SH	Sol
Pfizer Inc Common	COM	717081103	65,063	3,158,384	SH	Sol
PG&E Corp Common	COM	69331C108	110,237	2,622,811	SH	Sol
Philip Morris International Common	COM	718172109	55,622	833,033	SH	Sol
PIMCO Corporate Opportunity Fund	COM	72201B101	6,755	326,659	SH	Sol
PIMCO High Income Fund CEF	COM	722014107	8,973	658,814	SH	Sol
PIMCO Income Opportunity Fund	COM	72202B100	6,796	242,732	SH	Sol
PIMCO Income Strategy Fund	COM	72201H108	61	4,700	SH	Sol
PIMCO Income Strategy Fund II	COM	72201J104	1,029	95,500	SH	Sol
Pimco Municipal Income Fund II	COM	72200W106	1,370	130,100	SH	Sol
PIMCO Strategic Global Governm	COM	72200X104	73	6,400	SH	Sol
Pioneer Diversified High Trust CEF	COM	723653101	863	40,900	SH	Sol
Pioneer Floating Rate Trust CEF	COM	72369J102	1,520	108,900	SH	Sol
Pioneer High Income Trust CEF	COM	72369H106	3,265	194,438	SH	Sol
Plains All Amer Pipeline LP	COM	726503105	120	1,875	SH	Sol
PNC Financial Services Group	COM	693475105	268	4,500	SH	Sol

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

Post Properties Inc Common	COM	737464107	210,684	5,168,892	SH	Sol
PPL Corp Common	COM	69351T106	39,942	1,435,227	SH	Sol
Praxair Inc Common	COM	74005P104	1,344	12,400	SH	Sol
Preferred & Corp. Inc. Strateg CEF	COM	09255J101	384	40,900	SH	Sol
Preferred Income Strategies Fu CEF	COM	09255H105	48	4,700	SH	Sol
Procter & Gamble Co Common	COM	742718109	69,207	1,088,676	SH	Sol
ProLogis Inc. Common	COM	74340W103	1,182,926	33,005,752	SH	Sol
Prudential Financial	COM	744320102	92,040	1,447,400	SH	Sol
PS Business Parks Inc Common	COM	69360J107	67,216	1,219,884	SH	Sol
Public Service Enterprise Group	COM	744573106	28,929	886,290	SH	Sol
Public Storage Inc Common	COM	74460D109	663,013	5,815,398	SH	Sol
Putnam Managed Muni Incm Trs CEF	COM	746823103	1,486	201,600	SH	Sol
Putnam Premier Income Fund CEF	COM	746853100	8,560	1,306,900	SH	Sol
Qualcomm Inc Common Stock	COM	747525103	70,681	1,244,600	SH	Sol
Questar Corp Common	COM	748356102	14,472	817,158	SH	Sol
Ramco-Gershenson 7.25% CV Pr.D	PFD	751452608	19,618	390,950	SH	Sol
Ramco-Gershenson Properties	COM	751452202	30,430	2,457,980	SH	Sol
Rayonier Inc Common	COM	754907103	84,238	1,289,037	SH	Sol
Reaves Utility Inc CEF	COM	756158101	60	2,400	SH	Sol
Regency Centers Corp Common	COM	758849103	423,413	9,629,569	SH	Sol
Regency Energy Partners LP	COM	75885Y107	96	3,725	SH	Sol
RLJ Lodging Trust Common	COM	74965L101	77,996	4,490,268	SH	Sol
Ross Stores Inc	COM	778296103	41,174	513,900	SH	Sol
Royce Value Trust CEF	COM	780910105	8,925	598,188	SH	Sol
Saul Centers Inc Common	COM	804395101	946	24,018	SH	Sol
Schlumberger LTD Common	COM	806857108	23,233	268,898	SH	Sol
Sempra Energy Common	COM	816851109	46,572	880,707	SH	Sol
Senior High Income Portfolio CEF	COM	09255T109	21	5,000	SH	Sol
Senior Housing Prop Trust Common	COM	81721M109	287,393	12,276,481	SH	Sol
Ship Finance International Common	COM	G81075106	2	90	SH	Sol
Simon Property Group Inc Common	COM	828806109	2,566,146	22,078,172	SH	Sol
SL Green Realty Corp Common	COM	78440X101	477,002	5,756,025	SH	Sol
Southern Co Common	COM	842587107	69,774	1,727,926	SH	Sol
Sovran Self Storage Inc Common	COM	84610H108	51,238	1,249,691	SH	Sol
Spdr Gold Trust	COM	78463V107	1,007	6,900	SH	Sol
Special Opportunities Fund CEF	COM	84741T104	16	1,000	SH	Sol
Spectra Energy Corp Common	COM	847560109	2,940	107,270	SH	Sol
Starwood Hotels & Resorts World	COM	85590A401	162,717	2,903,583	SH	Sol
Starwood Property Trust Inc Common	COM	85571B105	4,854	236,668	SH	Sol
State Street Corp Common	COM	857477103	640	14,200	SH	Sol
Strategic Hotel Capital Inc Common	COM	86272T106	83,200	11,751,465	SH	Sol
Stratus Properties Inc Common	COM	863167201	4,555	339,944	SH	Sol
Suburban Propane Partners LP	COM	864482104	55	1,050	SH	Sol
Sunamerica Focused Alpha Gr CEF	COM	867037103	54	2,600	SH	Sol
Sunstone Hotel Investors Inc	COM	867892101	173,459	18,711,850	SH	Sol
Sunstone Hotel pfd D	PFD	867892507	21,409	893,550	SH	Sol
Symantec Corp Common	COM	871503108	50,150	2,543,100	SH	Sol
Syngenta AG -ADR	ADRs	87160A100	2,034	30,100	SH	Sol
Tanger Factory Outlet Centers	COM	875465106	1,787	66,747	SH	Sol
Targa Resources Partners LP	COM	87611X105	79	2,231	SH	Sol
Target Corp	COM	87612E106	3,668	78,191	SH	Sol
Taubman Centers Inc Common	COM	876664103	155,424	2,625,397	SH	Sol
TC Pipelines LP Common	COM	87233Q108	46	955	SH	Sol
Teekay Corp Common	COM	Y8564W103	627	20,310	SH	Sol
Teekay LNG Partners LP Common	PRTNRS	Y8564M105	74	2,000	SH	Sol
Templeton Global Income Fund CEF	COM	880198106	1,660	150,865	SH	Sol
Tesoro Logistics LP Common	COM	88160T107	10,820	444,368	SH	Sol
Teva Pharmaceutical ADR	COM	881624209	29,741	616,784	SH	Sol
Texas Instruments Inc Common	COM	882508104	13,434	409,200	SH	Sol
Tim Hortons Common	COM	88706M103	498	10,200	SH	Sol
Time Warner Cable	COM	88732J207	31,200	399,800	SH	Sol
Toronto-Dominion Bank Common	COM	891160509	14,883	175,300	SH	Sol



Edgar Filing: COHEN & STEERS INC - Form 13F-HR

Tortoise MLP Fund, Inc Common	COM	89148B101	6,555	253,100	SH	Sol
UDR INC Common	COM	902653104	652,201	26,566,230	SH	Sol
United Parcel Service Inc Common	COM	911312106	40,138	550,360	SH	Sol
United Technologies Corporatio	COM	913017109	12,239	138,273	SH	Sol
UnitedHealth Group Inc	COM	91324P102	72,717	1,409,800	SH	Sol
Urstadt Biddle Properties Inc	COM	917286205	25,386	1,401,756	SH	Sol
US Bancorp Common	COM	902973304	55,820	2,188,172	SH	Sol
U-Store-It Trust Common	COM	91274F104	68,757	6,535,846	SH	Sol
Van Kampen Dynamic Credit	COM	46132R104	93	7,300	SH	Sol
Van Kampen Senior Income Trust	COM	46131H107	104	20,700	SH	Sol
Ventas Inc Common	COM	92276F100	540,293	10,250,295	SH	Sol
Verizon Communications Inc	COM	92343V104	18,850	506,300	SH	Sol
Visa Inc Class A Shares Common	COM	92826C839	84,370	1,001,300	SH	Sol
Vodafone Group PLC ADR	COM	92857W209	2,314	86,600	SH	Sol
Vornado Realty Trust Common	COM	929042109	1,315,621	14,119,135	SH	Sol
Wal-Mart Stores Inc	COM	931142103	11,871	223,400	SH	Sol
Waste Management Inc Common	COM	94106L109	20,241	543,100	SH	Sol
Weingarten Realty Investors	COM	948741103	240,404	9,555,000	SH	Sol
Wells Fargo & Co 7.5% CV Series L	PFD	949746804	36,962	34,870	SH	Sol
Wells Fargo & Co Common	COM	949746101	35,357	1,260,037	SH	Sol
Wells Fargo Advantage Global CEF	COM	94987C103	774	77,300	SH	Sol
Wells Fargo Advantage Income CEF	COM	94987B105	3,685	365,900	SH	Sol
Wells Fargo Advantage Multi CEF	COM	94987D101	68	4,400	SH	Sol
Wells Fargo Advantage Utilitie CEF	COM	94987E109	16	1,400	SH	Sol
Western Asset Gl High Inc Fund CEF	COM	95766B109	5,087	389,200	SH	Sol
Western Asset Global Cp Common	COM	95790C107	2,797	148,911	SH	Sol
Western Asset High Income Fund	COM	95766J102	11,714	1,165,579	SH	Sol
Western Asset Managed Inc Fund	COM	95766K109	4,748	752,400	SH	Sol
Western Asset Premier Bond CEF	COM	957664105	956	58,700	SH	Sol
Western Asset Worldwide Inco CEF	COM	957668106	540	39,000	SH	Sol
Western Asset/Claymore Inflat CEF	COM	95766R104	505	40,300	SH	Sol
Western Asset/Claymore Inflat	COM	95766Q106	26	2,000	SH	Sol
Western Gas Partners LP Common	COM	958254104	61	1,725	SH	Sol
Weyerhaeuser Co Common	COM	962166104	6,908	316,000	SH	Sol
Williams Cos Inc Common	COM	969457100	50,621	1,673,425	SH	Sol
Williams Partners LP Common	PRTNRS	96950F104	96	1,770	SH	Sol
Winthrop Realty Trust Common	COM	976391300	1,471	123,173	SH	Sol
Wisconsin Energy Group Common	COM	976657106	91,476	2,917,883	SH	Sol
WW Grainger Inc Common	COM	384802104	2	10	SH	Sol

432 Data Records

26,509,518 (thousands) Value Total

01 Other Manager on whose behalf report is filed