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COHEN & STEERS INC
Form 13F-HR
November 14, 2012

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

Form 13F
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: 9/30/2012
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, Inc.

Address: 280 Park Avenue
10th Floor
New York, NY 10017

Form 13F File Number: 028-11197

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 submission.

Persons 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 Date of Signing:

/s/ Lisa Phelan	New York, NY	11/14/2012
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[Signature]	[City, State]	[Date]

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).)

List of Other Managers Reporting for this Manager:

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13F File Number Name
 028-01190 FRANK RUSSELL COMPANY

Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 2
 Form 13F Information Table Entry Total: 405
 Form 13F Information Table Value Total: \$ 29,540,744

 (In Thousands)

List of Other Included Managers:

Provide a numbered list of the name(s) and 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	028-02405	Cohen & Steers Capital Management, Inc.

02	028-14984	Cohen & Steers Europe S.A.

FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ CALL	INVESTMENT DISCRETION
Abbott Laboratories	COM	002824100	45,175	658,916 SH		SOLE
Acadia Realty Trust	COM	004239109	84,277	3,395,524 SH		SOLE
Accenture Plc	COM	G1151C101	147	2,100 SH		SOLE
Advent Claymore Convertible Sec & Inc Fund	COM	00764C109	674	40,900 SH		SOLE
Aflac Inc.	COM	001055102	18,771	392,036 SH		SOLE
Agco Corp	COM	001084102	308	6,484 SH		SOLE
AGIC Convertible & Income FD II	COM	001191105	10,647	1,229,480 SH		SOLE
AGIC Convertible & Income Fund	COM	001190107	13,742	1,455,700 SH		SOLE
Alexander's Inc.	COM	014752109	64,871	151,749 SH		SOLE
Alexandria Real Estate Equities	COM	015271109	393,048	5,346,135 SH		SOLE
Allegheny Technologies	COM	01741R102	13,675	428,698 SH		SOLE
AllianceBernstein Global	COM	01879R106	4,389	276,400 SH		SOLE

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High Income Fund							
AllianceBernstein Income Fund	COM	01881E101	3,778	437,318 SH	SOLE	1	
Alpine Global Premier Properties Fund	COM	02083A103	3,157	431,311 SH	SOLE	1,	
American Assets Trust Inc	COM	024013104	133,481	4,982,493 SH	SOLE	1,	
American Campus Communities	COM	024835100	139,017	3,168,115 SH	SOLE	1,	
American Express Co.	COM	025816109	48,310	849,622 SH	SOLE	1,	
American Tower Corp	COM	03027X100	161,877	2,267,498 SH	SOLE	1	
American Water Works Co. Inc.	COM	030420103	22,834	616,140 SH	SOLE	1	
Amgen Inc.	COM	031162100	4,359	51,700 SH	SOLE	1,	
Anadarko Petroleum Corp.	COM	032511107	476	6,803 SH	SOLE	1	
Apache Corp.	COM	037411105	56,171	649,596 SH	SOLE	1,	
Apartment Investment & Management Co.	COM	03748R101	409,774	15,766,597 SH	SOLE	1,	
Apple Inc.	COM	037833100	68,819	103,136 SH	SOLE	1,	
Ashford Hospitality Pr.E	PFD	044103505	13,882	516,641 SH	SOLE	1	
Associated Estates Realty Corp.	COM	045604105	69,265	4,568,930 SH	SOLE	1	
AT&T Inc.	COM	00206R102	78,807	2,090,363 SH	SOLE	1,	
Atlas Pipeline Partners LP	COM	049392103	15	449 SH	SOLE	1	
Atmos Energy Corp.	COM	049560105	14,432	403,246 SH	SOLE	1	
Avago Technologies L	COM	Y0486S104	1,942	55,700 SH	SOLE	1,	
Avalonbay Communities Inc	COM	053484101	735,977	5,411,995 SH	SOLE	1,	
Baker Hughes Inc.	COM	057224107	260	5,748 SH	SOLE	1	
Bank of America 7.25% CV (BAC L)	PFD	060505682	23,937	21,961 SH	SOLE	1	
Bank Of New York Mellon Corp.	COM	064058100	23,394	1,034,223 SH	SOLE	1,	
Bankunited Inc	COM	06652K103	1,029	41,804 SH	SOLE	1	
Banner Corporation	COM	06652V208	660	24,339 SH	SOLE	1	
Barclays Bank 7.75% (BCS C)	PFD	06739H511	11,585	452,350 SH	SOLE	1	
Barclays Bank 8.125% (BCS D)	PFD	06739H362	43	1,657 SH	SOLE	1	
Becton Dickinson & Co.	COM	075887109	4,698	59,800 SH	SOLE	1,	
BioMed Realty Trust Inc.	COM	09063H107	54,321	2,901,771 SH	SOLE	1	
Blackrock Build Amer Bd	COM	09248X100	659	28,100 SH	SOLE	1	
Blackrock Corporate High Yield Fund 5	COM	09255N102	552	41,600 SH	SOLE	1	
Blackrock Corporate High Yield Fund 6	COM	09255P107	933	70,976 SH	SOLE	1	
Blackrock Debt Strategies Fund	COM	09255R103	376	83,300 SH	SOLE	1	
Blackrock Health Sciences Trust	COM	09250W107	796	27,900 SH	SOLE	1	

FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	CO	
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ CALL	INVESTMENT DISCRETION	MA
Blackrock Inc.	COM	09247X101	23,923	134,175 SH	SOLE	1,	
Blackrock Limited Duration Income Trust	COM	09249W101	1,814	97,500 SH	SOLE	1	

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Blackrock Real Asset Equity	COM	09254B109	3,104	288,200	SH	SOLE	1
Boardwalk Pipeline Partners LP	COM	096627104	29	1,055	SH	SOLE	1
Boston Properties Inc.	COM	101121101	911,966	8,244,875	SH	SOLE	1,
BRE Properties Inc.	COM	05564E106	95,691	2,040,762	SH	SOLE	1,
Breitburn Energy Partners LP	COM	106776107	17	860	SH	SOLE	1
Bristol-Myers Squibb Co.	COM	110122108	125	3,700	SH	SOLE	1
Brookdale Senior Living Inc.	COM	112463104	73,232	3,153,813	SH	SOLE	1
Brookfield Asset Management Inc	COM	112585104	8,086	234,422	SH	SOLE	1
Brookfield Properties Corp.	COM	112900105	375,528	22,676,818	SH	SOLE	1,
Buckeye Partners LP	COM	118230101	54	1,120	SH	SOLE	1
Calamos Convertible & High Income Fund	COM	12811P108	1,899	150,030	SH	SOLE	1
Calumet Specialty Products Partners LP	COM	131476103	28	860	SH	SOLE	1
Camden Property Trust	COM	133131102	83,672	1,297,439	SH	SOLE	1
Campus Crest Communities	COM	13466Y105	165	15,291	SH	SOLE	1
Canadian Natl Railway	COM	136375102	1,220	13,800	SH	SOLE	1
Canadian Natural Resources Ltd	COM	136385101	115	3,741	SH	SOLE	1
Carnival Corp.	COM	143658300	8,125	222,968	SH	SOLE	1,
Caterpillar Inc.	COM	149123101	2,435	28,300	SH	SOLE	1
CBL & Associates Properties	COM	124830100	7,973	373,600	SH	SOLE	1
CBRE Clarion Global Real Estate Income Fund	COM	12504G100	3,600	405,812	SH	SOLE	1
CBRE Group Inc	COM	12504L109	79	4,275	SH	SOLE	1
CenterPoint Energy Inc.	COM	15189T107	23,262	1,092,124	SH	SOLE	1
Central Fund Canada Cl A	COM	153501101	7,028	295,186	SH	SOLE	1
Central GoldTrust	COM	153546106	557	8,170	SH	SOLE	1
Chesapeake Lodging Trust	COM	165240102	47,776	2,404,443	SH	SOLE	1
Chevron Corp.	COM	166764100	114,729	984,294	SH	SOLE	1,
China Mobile Ltd. Sponsored ADR	ADR	16941M109	24,535	443,196	SH	SOLE	1
Chubb Corp	COM	171232101	53,073	695,763	SH	SOLE	1,
Cia De Saneamento Basico ADR	ADR	20441A102	22,540	277,551	SH	SOLE	1
Cisco Systems Inc.	COM	17275R102	62,054	3,250,582	SH	SOLE	1,
Citigroup Inc.	COM	172967424	50,764	1,551,470	SH	SOLE	1,
Clough Global Equity Fund	COM	18914C100	3,304	255,700	SH	SOLE	1
Clough Global Opportunities Fund	COM	18914E106	9,555	816,700	SH	SOLE	1,
Colonial Properties Trust	COM	195872106	199,619	9,483,100	SH	SOLE	1,
Colony Finl Inc	COM	19624R106	2,065	105,995	SH	SOLE	1
Comerica Inc.	COM	200340107	32,706	1,053,341	SH	SOLE	1,
Commonwealth REIT	COM	203233101	2,473	169,856	SH	SOLE	1
Commonwealth REIT Pfd. D	PFD	203233408	57,283	2,438,593	SH	SOLE	1
Commonwealth REIT Pr. E	PFD	203233606	48,081	1,845,000	SH	SOLE	1
Consol Energy Inc	COM	20854P109	223	7,415	SH	SOLE	1,
Consumer Discretionary Selt	COM	81369Y407	4,892	104,600	SH	SOLE	1
Copano Energy LLC	COM	217202100	37	1,135	SH	SOLE	1
Coresite Realty Corp	COM	21870Q105	986	36,600	SH	SOLE	1
Corporate Office Properties	COM	22002T108	224,488	9,365,394	SH	SOLE	1,
Costco Wholesale Corp.	COM	22160K105	36,160	361,145	SH	SOLE	1,
Covidien PLC	COM	G2554F113	61,816	1,040,316	SH	SOLE	1,
Crown Castle International Corp.	COM	228227104	113,236	1,766,558	SH	SOLE	1
CubeSmart	COM	229663109	202,047	15,699,080	SH	SOLE	1,

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COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5		COLUMN 6	COLUMN 7
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ CALL	INVESTMENT DISCRETION	MA
CVS Caremark Corp.	COM	126650100	72,104	1,489,147	SH	SOLE	1,
DCP Midstream Partners LP	COM	23311P100	31	660	SH	SOLE	1
DCT Industrial Trust Inc.	COM	233153105	93,267	14,415,322	SH	SOLE	1,
DDR Corp.	COM	23317H102	400,620	26,082,021	SH	SOLE	1,
Devon Energy Corp.	COM	25179M103	66,314	1,096,098	SH	SOLE	1,
Diamondrock Hospitality Co.	COM	252784301	117,172	12,167,365	SH	SOLE	1
Digital Realty Trust Inc.	COM	253868103	421,206	6,030,151	SH	SOLE	1,
DNP Select Income Fund	COM	23325P104	2,574	261,091	SH	SOLE	1
Douglas Emmett Inc.	COM	25960P109	159,890	6,930,647	SH	SOLE	1,
Dow Chemical	COM	260543103	1,156	39,900	SH	SOLE	1
DR Horton Inc.	COM	23331A109	15,637	757,613	SH	SOLE	1,
Duke Energy Corp.	COM	26441C204	29,659	457,700	SH	SOLE	1
Duke Realty Corp.	COM	264411505	61,862	4,208,300	SH	SOLE	1
Dupont Fabros Technology Inc.	COM	26613Q106	156,943	6,215,566	SH	SOLE	1,
Eaton Corp	COM	278058102	2,240	47,400	SH	SOLE	1
Eaton Vance Floating Rate Income Trust	COM	278279104	10,496	627,765	SH	SOLE	1
Eaton Vance Limited Duration Fund	COM	27828H105	7,051	415,237	SH	SOLE	1
Eaton Vance Senior Income Tr	COM	27826S103	6,031	793,487	SH	SOLE	1
Eaton Vance Sr Fltg Rate Trust	COM	27828Q105	6,292	379,026	SH	SOLE	1
Eaton Vance T/A Global Dividend Income	COM	27828S101	6,968	498,800	SH	SOLE	1
Eaton Vance T/M Buy-Write Opportunity	COM	27828Y108	14,926	1,147,272	SH	SOLE	1
Eaton Vance Tax Adv Global Dividend O	COM	27828U106	4,441	224,500	SH	SOLE	1
Eaton Vance Tax Man Global Br	COM	27829C105	5,299	477,365	SH	SOLE	1
Eaton Vance Tax-Adv Dvd. Inc. Fund	COM	27828G107	10,424	609,251	SH	SOLE	1
Eaton Vance Tax-Managed Dividend	COM	27828N102	14,383	1,512,417	SH	SOLE	1
Eaton Vance Tax-Managed Global	COM	27829F108	13,392	1,520,062	SH	SOLE	1
Ecolab Inc.	COM	278865100	15,973	246,457	SH	SOLE	1,
Edison International	COM	281020107	35,626	779,731	SH	SOLE	1
Education Realty Trust Inc.	COM	28140H104	108,037	9,911,667	SH	SOLE	1,
El Paso Pipeline Partners LP	COM	283702108	61	1,645	SH	SOLE	1
Eldorado Gold Corp	COM	284902103	441	28,915	SH	SOLE	1
Emerson Electric Co	COM	291011104	43,070	892,271	SH	SOLE	1,
Enbridge Energy Partners LP	COM	29250R106	5,365	182,247	SH	SOLE	1
Enbridge Inc	COM	29250N105	67,776	1,736,667	SH	SOLE	1
Encana Corp	COM	292505104	195	8,892	SH	SOLE	1
Energy Select Sector Spdr	COM	81369Y506	3,725	50,700	SH	SOLE	1
Energy Transfer Equity Lp	COM	29273V100	88	1,940	SH	SOLE	1
Energy Transfer Partners LP	COM	29273R109	46	1,080	SH	SOLE	1
Enterprise Products Partners	COM	293792107	46,893	874,862	SH	SOLE	1
Entertainment Properties 9% CV (EPR E)	PFD	29380T600	8,652	297,216	SH	SOLE	1
Entertainment Property	PFD	29380T402	8,987	430,000	SH	SOLE	1

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5.75% CV (EPR C)							
EQT Midstream Partners LP	COM	26885B100	16,577	575,580	SH	SOLE	1
Equity Lifestyle Properties	COM	29472R108	66,681	978,882	SH	SOLE	1,
Equity One Inc.	COM	294752100	2,233	106,047	SH	SOLE	1
Equity Residential	COM	29476L107	1,401,578	24,362,559	SH	SOLE	1,
Essex Property Trust Inc.	COM	297178105	327,531	2,209,467	SH	SOLE	1,
EV Energy Partner LP	COM	26926V107	78	1,255	SH	SOLE	1

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PRN	PUT/ CALL	INVESTMENT DISCRETION
Exelon Corp.	COM	30161N101	33,965	954,600	SH		SOLE
Extra Space Storage Inc.	COM	30225T102	207,122	6,229,239	SH		SOLE
Exxon Mobil Corp.	COM	30231G102	100,637	1,100,457	SH		SOLE
Federal Realty Investment Trust	COM	313747206	410,091	3,894,505	SH		SOLE
Financial Select Sector SPDR	COM	81369Y605	1,543	98,900	SH		SOLE
First Industrial Realty Trust	COM	32054K103	54,638	4,158,144	SH		SOLE
First Trust Aberdeen Global Fund	COM	337319107	3,927	210,800	SH		SOLE
First Trust Energy Income and Growth Fund	COM	33738G104	6,074	202,280	SH		SOLE
First Trust Strategic High Income Fund II	COM	337353304	1,923	107,800	SH		SOLE
First Trust/Four Crns Sr F 2	COM	33733U108	347	22,000	SH		SOLE
Firstenergy Corp.	COM	337932107	16,860	382,308	SH		SOLE
Flah & Crum/Claymore Preferred S I	COM	338478100	9,025	451,472	SH		SOLE
Flah & Crum/Claymore Total Return Fund	COM	338479108	5,857	281,600	SH		SOLE
Ford Motor Co	COM	345370860	735	74,500	SH		SOLE
Forest City Enterprises Cl A	COM	345550107	86,745	5,472,866	SH		SOLE
Franco-Nevada Corp	COM	351858105	500	8,498	SH		SOLE
Franklin Resources Inc.	COM	354613101	19,501	155,924	SH		SOLE
Franklin Templeton Ltd Duration Inc Fund	COM	35472T101	1,922	130,200	SH		SOLE
Freeport-Mcmoran Copper	COM	35671D857	17,031	430,300	SH		SOLE
Gabelli Dividend & Income Trust	COM	36242H104	10,371	611,869	SH		SOLE
Gabelli Equity Trust	COM	362397101	9,252	1,643,300	SH		SOLE
GasLog Ltd.	COM	G37585109	20,192	1,743,663	SH		SOLE
General Dynamics Corp.	COM	369550108	36,156	546,829	SH		SOLE
General Electric Co.	COM	369604103	51,654	2,274,496	SH		SOLE
General Growth Properties	COM	370023103	799,827	41,058,870	SH		SOLE
Genesis Energy LP	COM	371927104	33	990	SH		SOLE
Glimcher Realty Trust	COM	379302102	37,493	3,547,090	SH		SOLE
Golar LNG Partners LP	COM	Y2745C102	13,663	426,447	SH		SOLE
Goldcorp Inc	COM	380956409	674	14,710	SH		SOLE
Goldman Sachs Group Inc.	COM	38141G104	30,800	270,936	SH		SOLE
Google Inc. Cl A	COM	38259P508	8,375	11,100	SH		SOLE
Grupo Aeroportuario	ADR	400506101	3,152	72,799	SH		SOLE

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Harris Corp.	COM	413875105	3,826	74,700	SH	SOLE	1,
HCC Insurance Holdings Inc.	COM	404132102	22,922	676,375	SH	SOLE	1
HCP Inc	COM	40414L109	904,307	20,330,646	SH	SOLE	1,
Health Care REIT Inc.	COM	42217K106	247,347	4,283,071	SH	SOLE	1,
Healthcare Realty Trust Inc.	COM	421946104	75,067	3,256,715	SH	SOLE	1,
Hersha Hospitality Trust	COM	427825104	142,267	29,034,119	SH	SOLE	1,
Highwoods Properties Inc.	COM	431284108	19,278	591,000	SH	SOLE	1
Home Depot Inc.	COM	437076102	1,944	32,200	SH	SOLE	1,
Home Properties Inc.	COM	437306103	153,444	2,504,392	SH	SOLE	1,
Host Hotels & Resorts Inc.	COM	44107P104	921,611	57,421,259	SH	SOLE	1,
Hudson Pacific Prop	COM	444097109	108,678	5,874,489	SH	SOLE	1,
Huntington Bancshares 8.5% CV (HBANP)	PFD	446150401	11,850	9,294	SH	SOLE	1,
Hyatt Hotels Corp CL A	COM	448579102	267,176	6,654,441	SH	SOLE	1,
I Shares Gold Trust	COM	464285105	5,209	301,616	SH	SOLE	1
Imperial Oil Ltd	COM	453038408	96	2,082	SH	SOLE	1
Inergy LP	COM	456615103	42	2,215	SH	SOLE	1
Ing Infrastructure Indl	COM	45685U100	4,142	237,200	SH	SOLE	1
ING Prime Rate Trust	COM	44977W106	3,413	551,315	SH	SOLE	1

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ CALL	INVESTMENT DISCRETION
Intel Corp.	COM	458140100	3,427	151,100	SH	SOLE
International Business Machines Corp.	COM	459200101	10,815	52,133	SH	SOLE
Invesco Insured Municipal Trust	COM	46132W103	510	32,200	SH	SOLE
Invesco Municipal Premium Inc	COM	46133E102	1,677	172,041	SH	SOLE
Invesco Quality Municipal Securities	COM	46133J101	986	60,700	SH	SOLE
Invesco Value Municipal Secu	COM	46132T100	313	20,704	SH	SOLE
Invesco Van Kampen California Value Muni Income Tr	COM	46132H106	375	26,663	SH	SOLE
Ishares Silver Trust	COM	46428Q109	2,052	61,300	SH	SOLE
ITC Holdings Corp.	COM	465685105	14,140	187,088	SH	SOLE
John Hancock T/A Dividend Income Fund	COM	41013V100	3,665	189,090	SH	SOLE
Johnson & Johnson	COM	478160104	48,761	707,600	SH	SOLE
Johnson Controls Inc.	COM	478366107	20,951	764,627	SH	SOLE
JP Morgan Chase & Co	COM	46625H100	103,745	2,562,869	SH	SOLE
Kayne Anderson Energy Total Return	COM	48660P104	6,842	247,624	SH	SOLE
Kayne Anderson MidstreamEnergy	COM	48661E108	2,942	100,300	SH	SOLE
Kayne Anderson MLP Investment	COM	486606106	2,274	72,800	SH	SOLE
Keycorp 7.75% CV (KEY G)	PFD	493267405	5,756	46,515	SH	SOLE
Kilroy Realty Corp.	COM	49427F108	241,887	5,401,685	SH	SOLE
Kimco Realty Corp.	COM	49446R109	462,354	22,809,744	SH	SOLE

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Kinder Morgan Energy Prtnrs	COM	494550106	22,281	270,069	SH	SOLE	1
Kinder Morgan Holdco LLC	COM	49456B101	16,667	469,240	SH	SOLE	1
Kinder Morgan Manage	COM	49455U100	297	3,889	SH	SOLE	1
L-3 Communications Holdings	COM	502424104	24,947	347,881	SH	SOLE	1
Lasalle Hotel Properties	COM	517942108	51,538	1,930,980	SH	SOLE	1
Lennar Corp-Cl A	COM	526057104	620	17,830	SH	SOLE	1
Lexington Corp Pr C CV	PFD	529043309	11,203	228,449	SH	SOLE	1,
Liberty All-Star Equity Fund	COM	530158104	3,963	820,486	SH	SOLE	1
Liberty Property Trust	COM	531172104	167,540	4,623,076	SH	SOLE	1,
Linn Energy Llc-Units	COM	536020100	93	2,265	SH	SOLE	1
Lockheed Martin Corp.	COM	539830109	13,092	140,202	SH	SOLE	1
LTC Properties Inc.	COM	502175102	468	14,700	SH	SOLE	1
Mack-Cali Realty Corp.	COM	554489104	93,171	3,502,670	SH	SOLE	1
Macquarie/Ft Gl Int/Ut Dv In	COM	55607W100	1,445	91,360	SH	SOLE	1
Magellan Midstream Partners	COM	559080106	96	1,100	SH	SOLE	1
Marathon Petroleum Corp.	COM	56585A102	45,013	824,566	SH	SOLE	1,
Market Vectors Gold Miners	COM	57060U100	3,695	68,800	SH	SOLE	1
Market Vectors Oil Service ETF	COM	57060U191	5,130	127,600	SH	SOLE	1
MarkWest Energy Partners LP	COM	570759100	65,505	1,203,689	SH	SOLE	1
McDonald's Corp.	COM	580135101	57,747	629,399	SH	SOLE	1,
Mckesson Corp.	COM	58155Q103	189	2,200	SH	SOLE	1
Merck & Co Inc	COM	58933Y105	64,389	1,427,690	SH	SOLE	1,
MFS Multimarket Income Trust	COM	552737108	2,099	287,100	SH	SOLE	1
Microsoft Corp.	COM	594918104	22,948	770,575	SH	SOLE	1,
Mid-America Apartment Communities	COM	59522J103	232,160	3,554,745	SH	SOLE	1,
Mission West Properties	COM	605203108	820	94,208	SH	SOLE	1
Monsanto Co	COM	61166W101	2,811	30,881	SH	SOLE	1,
Morgan Stanley Emerging Markets	COM	617477104	2,671	162,200	SH	SOLE	1

FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5		COLUMN 6	COLUMN 7
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ CALL	INVESTMENT DISCRETION	MA
Mosaic Company	COM	61945C103	671	11,647	SH	SOLE	1
Murphy Oil Corp	COM	626717102	263	4,903	SH	SOLE	1
National Retail Properties	COM	637417106	955	31,300	SH	SOLE	1
National-Oilwell Inc	COM	637071101	13,503	168,550	SH	SOLE	1
NATL WESTMINSTER 7.76% (NW C)	PFD	638539882	36,053	1,439,247	SH	SOLE	1,
Natural Resource Partners LP	COM	63900P103	21	990	SH	SOLE	1
New America High Income Fund	COM	641876800	4,811	437,741	SH	SOLE	1
Newmont Mining Corp	COM	651639106	18,097	323,100	SH	SOLE	1,
News Corp Ltd	COM	65248E104	18,435	751,545	SH	SOLE	1
Nexen Inc	COM	65334H102	322	12,724	SH	SOLE	1
NextEra Energy Inc	COM	65339F101	114,003	1,620,971	SH	SOLE	1,
NFJ Dividend Interest & Preferred Strategy	COM	65337H109	3,838	228,200	SH	SOLE	1
Nike Inc. Cl B	COM	654106103	95	1,000	SH	SOLE	1
Nordstrom Inc.	COM	655664100	27,405	496,639	SH	SOLE	1,
Norfolk Southern Corp.	COM	655844108	31,071	488,300	SH	SOLE	1,

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Northrop Grumman Corp.	COM	666807102	2,830	42,600	SH	SOLE	1
NuStar Energy LP	COM	67058H102	62	1,220	SH	SOLE	1
Nuveen Diversified Currency Opportunities Fund	COM	67090N109	834	63,203	SH	SOLE	1
Nuveen Diversified Dividend And Income Fund	COM	6706EP105	1,359	110,942	SH	SOLE	1
Nuveen Dividend Advantage Muni Fd	COM	67066V101	2,466	156,300	SH	SOLE	1
Nuveen Dividend Advantage Municipal Fund 2	COM	67070F100	1,739	109,622	SH	SOLE	1
Nuveen Energy MLP Total Return	COM	67074U103	6,308	334,639	SH	SOLE	1
Nuveen Equity Premium Opportunity Fund	COM	6706EM102	1,947	154,300	SH	SOLE	1
Nuveen Floating rate Income Opportunity Fund	COM	67072T108	3,899	311,900	SH	SOLE	1
Nuveen Floating Rate Income Opportunity Fund	COM	6706EN100	2,790	222,500	SH	SOLE	1
Nuveen Global Government Enh	COM	67073C104	722	49,439	SH	SOLE	1
Nuveen Global Value Opp Fund	COM	6706EH103	1,620	108,000	SH	SOLE	1
Nuveen Ins T/F Adv Municipal	COM	670657105	2,028	127,939	SH	SOLE	1
Nuveen Mtg Opportunity	COM	670735109	1,442	51,514	SH	SOLE	1
Nuveen Mtg Oppty Term F	COM	67074R100	1,587	56,500	SH	SOLE	1
Nuveen Multi-Strategy Income & Growth 2	COM	67073D102	19,930	2,050,447	SH	SOLE	1
Nuveen Muni Advantage Fund	COM	67062H106	494	31,500	SH	SOLE	1
Nuveen Performance Plus Muni	COM	67062P108	2,104	124,500	SH	SOLE	1
Nuveen Preferred Income Opportunities Fund	COM	67073B106	14,721	1,492,964	SH	SOLE	1
Nuveen Premium Inc Muni Fd 2	COM	67063W102	2,044	130,700	SH	SOLE	1
Nuveen Real Estate Income Fund	COM	67071B108	3,654	313,939	SH	SOLE	1
Nuveen Short Duration Credit	COM	67074X107	1,163	58,005	SH	SOLE	1
Nuveen Tax-Adv Tot Ret Strat	COM	67090H102	1,696	153,900	SH	SOLE	1
Occidental Petroleum Corp.	COM	674599105	65,280	758,542	SH	SOLE	1,
Oiltanking Partners LP	COM	678049107	17,493	457,937	SH	SOLE	1
ONEOK Partners LP	COM	68268N103	156	2,615	SH	SOLE	1
Oracle Corp.	COM	68389X105	71,876	2,282,497	SH	SOLE	1,
Orient Express Hotels Ltd. A	COM	G67743107	119,821	13,463,058	SH	SOLE	1,
P G & E Corp.	COM	69331C108	41,002	960,920	SH	SOLE	1
Paa Natural Gas Storage Lp	COM	693139107	16	805	SH	SOLE	1
Parker Hannifin Corp	COM	701094104	24,466	292,730	SH	SOLE	1,
Patterson Companies	COM	703395103	267	7,800	SH	SOLE	1

FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5		COLUMN 6	CO
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ CALL	INVESTMENT DISCRETION	MA
Pebblebrook Hotel Trust	COM	70509V100	22,336	954,928	SH	SOLE	1
Pembina Pipeline Corp	COM	706327103	1,011	36,030	SH	SOLE	1
Penn Real Estate Investment Trust	COM	709102107	2,660	167,749	SH	SOLE	1
Pepsico Inc.	COM	713448108	35,438	500,750	SH	SOLE	1,

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Petroleo Brasileiro SA	ADR	71654V101	285	12,929	SH	SOLE	1
Petsmart Inc	COM	716768106	23,484	340,444	SH	SOLE	1,
Pfizer Inc.	COM	717081103	62,798	2,527,094	SH	SOLE	1,
Philip Morris International	COM	718172109	55,356	615,482	SH	SOLE	1,
PIMCO Corporate Opportunity	COM	72201B101	7,166	356,535	SH	SOLE	1
Pimco Dynamic Income Fund	COM	72201Y101	1,555	55,100	SH	SOLE	1
PIMCO Income Opportunity	COM	72202B100	16,668	551,365	SH	SOLE	1
Fund							
PIMCO Income Strategy Fund	COM	72201J104	6,844	599,300	SH	SOLE	1
II							
Pioneer Diversified High	COM	723653101	5,280	245,461	SH	SOLE	1
Income							
Pioneer Floating Rate Trust	COM	72369J102	6,291	447,123	SH	SOLE	1
Plains All American	COM	726503105	135	1,525	SH	SOLE	1
Pipeline LP							
PNC Financial Services Group	COM	693475105	265	4,200	SH	SOLE	1
Potash Corp of Saskatchewan	COM	73755L107	7,126	164,100	SH	SOLE	1
Potash Corp of Saskatchewan	COM	73755L107	23,951	551,601	SH	SOLE	1
- US							
PPL Corp.	COM	69351T106	41,054	1,413,204	SH	SOLE	1
Procter & Gamble Co.	COM	742718109	37,178	536,021	SH	SOLE	1,
ProLogis Inc.	COM	74340W103	1,436,777	41,015,602	SH	SOLE	1,
Prudential Finl Inc	COM	744320102	45,230	829,758	SH	SOLE	1,
PRV Partners LP	COM	693665101	53	2,070	SH	SOLE	1
PS Business Parks Inc.	COM	69360J107	30,526	456,846	SH	SOLE	1,
Public Storage	COM	74460D109	956,393	6,872,121	SH	SOLE	1,
Putnam Premier Income Trust	COM	746853100	3,722	649,553	SH	SOLE	1
Qualcomm Inc.	COM	747525103	56,526	904,565	SH	SOLE	1,
Questar Corp.	COM	748356102	9,796	481,827	SH	SOLE	1
Ramco-Gershenson 7.25% CV	PFD	751452608	1,790	35,000	SH	SOLE	1
Pr.D (RPT D)							
Ramco-Gershenson Properties	COM	751452202	21,562	1,720,856	SH	SOLE	1
Rayonier Inc.	COM	754907103	17,337	353,749	SH	SOLE	1
Regency Centers Corp.	COM	758849103	601,886	12,351,452	SH	SOLE	1,
Regency Energy Partners Lp	COM	75885Y107	82	3,505	SH	SOLE	1
Republic Services Inc.	COM	760759100	187	6,800	SH	SOLE	1
Retail Properties of America	COM	76131V202	62,206	5,495,202	SH	SOLE	1,
RLJ Lodging Trust	COM	74965L101	49,861	2,636,773	SH	SOLE	1,
Rogers Communications Inc	COM	775109200	7,693	190,200	SH	SOLE	1
Rose Rock Midstream LP	COM	777149105	10,203	317,954	SH	SOLE	1
Ross Stores Inc	COM	778296103	27,006	418,042	SH	SOLE	1,
Royal Bank of Canada	COM	780087102	109	1,900	SH	SOLE	1
Royal Bank of Scotland	PFD	780097770	10,456	509,567	SH	SOLE	1
6.35% (RBS N)							
Royal Bank of Scotland 6.6%	PFD	780097739	15,149	735,047	SH	SOLE	1
(RBS S)							
Royal Bank Scotland 6.4%	PFD	780097796	12,083	591,996	SH	SOLE	1
(RBS M)							
Royce Value Trust	COM	780910105	6,914	529,000	SH	SOLE	1
SBA Communications Corp. Cl	COM	78388J106	61,112	971,570	SH	SOLE	1
A							
Schlumberger Ltd.	COM	806857108	60,039	830,068	SH	SOLE	1,
Semgroup Corp	COM	81663A105	1,262	34,250	SH	SOLE	1
Sempra Energy	COM	816851109	68,514	1,062,399	SH	SOLE	1,
Senior Housing Properties	COM	81721M109	30,345	1,393,231	SH	SOLE	1
Trust							

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FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5		COLUMN 6	COLUMN 7
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ CALL	INVESTMENT DISCRETION	MA
Siemens AG-Spons ADR	ADR	826197501	20,738	207,068	SH	SOLE	1
Simon Property Group Inc.	COM	828806109	3,284,101	21,632,971	SH	SOLE	1,
SL Green Realty Corp.	COM	78440X101	537,341	6,710,892	SH	SOLE	1,
Southern Co	COM	842587107	48,285	1,047,626	SH	SOLE	1
Southwestern Energy	COM	845467109	317	9,121	SH	SOLE	1
Sovran Self Storage Inc.	COM	84610H108	139,509	2,411,570	SH	SOLE	1,
SPDR Trust Series 1	COM	78462F103	3,958	27,500	SH	SOLE	1
Spectra Energy Corp.	COM	847560109	4,192	142,770	SH	SOLE	1
Sprott Physical Gold Tr	COM	85207H104	6,673	439,026	SH	SOLE	1
Sprott Physical Silver Trust	COM	85207K107	2,712	191,900	SH	SOLE	1
STAG Industrial	COM	85254J102	15,507	953,707	SH	SOLE	1
Starbucks Corp	COM	855244109	1,863	36,700	SH	SOLE	1
Starwood Hotels & Resorts	COM	85590A401	122,387	2,111,578	SH	SOLE	1
Stillwater Mng Co	COM	86074Q102	237	20,129	SH	SOLE	1
Stone Harbor Emerging Market	COM	86164T107	2,013	83,300	SH	SOLE	1
Strategic Hotels & Resorts I	COM	86272T106	75,750	12,604,041	SH	SOLE	1,
Stratus Properties Inc.	COM	863167201	941	101,199	SH	SOLE	1
Suburban Propane Partners LP	COM	864482104	42	1,019	SH	SOLE	1
Suncor Energy Inc	COM	867224107	542	16,504	SH	SOLE	1
Sunoco Logistics Partners LP	COM	86764L108	57	1,225	SH	SOLE	1
Sunstone Hotel Pr. D	PFD	867892507	21,236	824,045	SH	SOLE	1
Symantec Corp	COM	871503108	50,976	2,831,994	SH	SOLE	1,
Syngenta AG -ADR	ADR	87160A100	891	11,900	SH	SOLE	1
Talisman Energy Inc	COM	87425E103	287	21,486	SH	SOLE	1
Tanger Factory Outlet Center	COM	875465106	108,995	3,371,323	SH	SOLE	1,
Targa Resources Corp	COM	87612G101	2,670	53,040	SH	SOLE	1
Targa Resources Partners Lp	COM	87611X105	77	1,791	SH	SOLE	1
Taubman Centers Inc.	COM	876664103	34,812	453,699	SH	SOLE	1
TC Pipelines LP	COM	87233Q108	37	825	SH	SOLE	1
Teck Resources Ltd	COM	878742204	422	14,327	SH	SOLE	1
Templeton Global Income Fund	COM	880198106	4,143	432,876	SH	SOLE	1
Tesoro Logistics LP	COM	88160T107	16,264	375,621	SH	SOLE	1
Teva	ADR	881624209	18,907	456,576	SH	SOLE	1
Pharmaceutical-Sponsored ADR							
The Macerich Co.	COM	554382101	142,706	2,493,555	SH	SOLE	1,
The St. Joe Co.	COM	790148100	1,637	83,969	SH	SOLE	1
The Stanley Works	COM	854502101	17,988	235,910	SH	SOLE	1,
Tiffany & Co New	COM	886547108	18,257	295,035	SH	SOLE	1,
Tim Hortons Inc	COM	88706M103	395	7,600	SH	SOLE	1
Time Warner Cable In	COM	88732J207	37,904	398,742	SH	SOLE	1,
Toronto-Dominion Bank	COM	891160509	100	1,200	SH	SOLE	1
Toronto-Dominion Bank	COM	891160509	2,317	27,800	SH	SOLE	1
Tortoise MLP Fund, Inc	COM	89148B101	3,470	136,900	SH	SOLE	1
UDR Inc.	COM	902653104	407,206	16,406,365	SH	SOLE	1,
Ultra Pete Corp	COM	903914109	269	12,225	SH	SOLE	1
United Parcel Service Cl B	COM	911312106	35,768	499,758	SH	SOLE	1,
United Technologies Corp.	COM	913017109	8,351	106,673	SH	SOLE	1,
Unitedhealth Group Inc.	COM	91324P102	73,040	1,318,165	SH	SOLE	1,
US Bancorp	COM	902973304	71,715	2,090,802	SH	SOLE	1,
Ventas Inc.	COM	92276F100	863,254	13,867,536	SH	SOLE	1,
Verizon Communications Inc.	COM	92343V104	18,515	406,300	SH	SOLE	1
Visa Inc.-Class A Shares	COM	92826C839	62,760	467,384	SH	SOLE	1,
Vodafone Group PLC ADR	ADR	92857W209	1,647	57,800	SH	SOLE	1

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Vornado Realty Trust	COM	929042109	1,532,379	18,906,587	SH	SOLE	1,
Wal-Mart Stores Inc.	COM	931142103	5,985	81,100	SH	SOLE	1,
Walt Disney Co.	COM	254687106	83,607	1,599,209	SH	SOLE	1,
Weingarten Realty Investors	COM	948741103	285,848	10,168,903	SH	SOLE	1,
Wells Fargo & Co.	COM	949746101	80,956	2,344,508	SH	SOLE	1,
Wells Fargo Advantage	COM	94987B105	7,738	728,600	SH	SOLE	1
Income Opportunities Fund							

FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	CO	
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ PRN CALL	INVESTMENT DISCRETION MA	O
Wells Fargo Advantage Multi-sector	COM	94987D101	1,962	120,300	SH	SOLE	1
Wells Fargo Co 7.5% (WFC L)	PFD	949746804	56,081	45,300	SH	SOLE	1
Westar Energy Inc.	COM	95709T100	193	6,500	SH	SOLE	1
Western Asset Global Cp	COM	95790C107	1,535	75,006	SH	SOLE	1
Western Asset Global High In	COM	95766B109	5,913	430,000	SH	SOLE	1
Western Gas Partners LP	COM	958254104	66	1,315	SH	SOLE	1
Weyerhaeuser Co	COM	962166104	46,844	1,792,050	SH	SOLE	1,
Williams Cos Inc.	COM	969457100	57,438	1,642,480	SH	SOLE	1
Williams Partners LP	COM	96950F104	83	1,520	SH	SOLE	1
Wisconsin Energy Corp.	COM	976657106	78,939	2,095,533	SH	SOLE	1,
WW Grainger Inc	COM	384802104	5,459	26,200	SH	SOLE	1,
Yamana Gold Inc	COM	98462Y100	201	10,520	SH	SOLE	1