

COHEN & STEERS REIT & PREFERRED INCOME FUND INC  
Form N-Q  
November 28, 2006

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

**FORM N-Q**

**QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF REGISTERED  
MANAGEMENT INVESTMENT COMPANY**

Investment Company Act file number 811-21326

Cohen & Steers REIT and Preferred Income Fund, Inc.  
(Exact name of registrant as specified in charter)

280 Park Avenue  
New York, NY  
(Address of principal executive offices)

10017  
(Zip code)

John E. McLean  
280 Park Avenue  
New York, NY 10017  
(Name and address of agent for service)

Registrant's telephone number, including area code: (212) 832-3232

Date of fiscal year end: December 31

Date of reporting period: September 30, 2006

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**Item 1. Schedule of Investments**

COHEN &amp; STEERS REIT &amp; PREFERRED INCOME FUND, INC.

## SCHEDULE OF INVESTMENTS

September 30, 2006 (Unaudited)

	Number of Shares	Value
<b>COMMON STOCK</b>	78.1%	
<b>CLOSED-END INVESTMENT COMPANY</b>	0.4%	
ProLogis European Properties	287,700	\$ 5,362,828
<b>DIVERSIFIED</b>	7.4%	
Colonial Properties Trust	557,100	26,634,951
Entertainment Properties Trust	196,700	9,701,244
iStar Financial	990,000	41,283,000
Lexington Corporate Properties Trust	119,800	2,537,364
Spirit Finance Corp.	812,700	9,435,447
Vornado Realty Trust	221,900	24,187,100
		113,779,106
<b>HEALTH CARE</b>	13.6%	
Health Care Property Investors(a)	2,155,200	66,918,960
Health Care REIT	1,745,600	69,841,456
Healthcare Realty Trust	173,000	6,644,930
Medical Properties Trust	314,500	4,211,155
Nationwide Health Properties	1,362,200	36,425,228
Senior Housing Properties Trust	518,700	11,069,058
Ventas	335,000	12,910,900
		208,021,687
<b>HOTEL</b>	4.0%	
Ashford Hospitality Trust	719,800	8,587,214
DiamondRock Hospitality Co.	612,900	10,180,269
Hospitality Properties Trust	597,400	28,197,280
Strategic Hotels & Resorts	695,400	13,824,552
		60,789,315
<b>INDUSTRIAL</b>	2.1%	
First Industrial Realty Trust	688,700	30,302,800
ING Industrial Fund (Australia)	1,137,750	2,001,197
		32,303,997
<b>MORTGAGE</b>	2.4%	
Gramercy Capital Corp.	200,000	5,042,000
Newcastle Investment Corp.	1,135,074	31,112,378
		36,154,378

	Number of Shares	Value
<b>OFFICE</b>	<b>20.0%</b>	
American Financial Realty Trust	693,100	\$ 7,734,996
Brandywine Realty Trust	787,800	25,642,890
Equity Office Properties Trust	2,645,700	105,193,032
Highwoods Properties	910,200	33,868,542
HRPT Properties Trust	947,200	11,319,040
Mack-Cali Realty Corp.	1,273,400	65,962,120
Maguire Properties	1,286,100	52,395,714
Parkway Properties	104,200	4,844,258
		306,960,592
<b>OFFICE/INDUSTRIAL</b>	<b>5.0%</b>	
Duke Realty Corp.	297,600	11,115,360
Liberty Property Trust	1,196,000	57,156,840
Mission West Properties	778,800	8,886,108
		77,158,308
<b>RESIDENTIAL APARTMENT</b>	<b>13.7%</b>	
American Campus Communities	317,000	8,086,670
Apartment Investment & Management Co.	374,000	20,349,340
Archstone-Smith Trust	991,467	53,975,463
Camden Property Trust	556,800	42,322,368
Education Realty Trust	399,300	5,893,668
GMH Communities Trust	604,200	7,625,004
Home Properties	607,123	34,703,151
Mid-America Apartment Communities	310,000	18,978,200
United Dominion Realty Trust	592,100	17,881,420
		209,815,284
<b>SELF STORAGE</b>	<b>1.8%</b>	
Extra Space Storage	315,700	5,464,767
Sovran Self Storage	242,400	13,465,320
U-Store-It Trust	402,600	8,639,796
		27,569,883

	Number of Shares	Value
SHOPPING CENTER	7.7%	
COMMUNITY CENTER	3.4%	
Cedar Shopping Centers	587,200	\$ 9,495,024
Inland Real Estate Corp.	395,700	6,932,664
New Plan Excel Realty Trust	854,200	23,106,110
Ramco-Gershenson Properties Trust	390,000	12,460,500
		51,994,298
REGIONAL MALL	4.3%	
Glimcher Realty Trust	1,834,600	45,461,388
Macerich Co.	215,200	16,432,672
Pennsylvania REIT	108,879	4,634,979
		66,529,039
TOTAL SHOPPING CENTER		118,523,337
TOTAL COMMON STOCK (Identified cost \$817,436,451)		1,196,438,715
PREFERRED SECURITIES \$25 PAR VALUE	32.6%	
AUTOMOTIVE	0.2%	
DaimlerChrysler, 7.25%, due 8/1/97, Series (CBTCS)	44,808	1,074,048
DaimlerChrysler, 7.50%, due 8/1/97, Series (CBTCS)	50,500	1,208,465
		2,282,513

	Number of Shares	Value
<b>BANK</b>	4.2%	
BAC Capital Trust XII, 6.875%, due 8/02/55, Series C	511,750	\$ 13,203,150
Bank of America Corp, 6.204%, Series D	200,000	5,104,000
Citizens Funding Trust I, 7.50%, due 9/15/66	90,000	2,266,200
Cobank ACB, 7.00%, 144A(b), (\$50 par value)	200,000	10,200,000
Colonial Capital Trust IV, 7.875%, due 10/1/33	390,000	9,909,900
First Republic Bank, 6.70%, Series A	115,000	2,877,300
Fleet Capital Trust VIII, 7.20%, due 3/15/32	125,400	3,165,096
Old Second Bancorp Capital Trust I, 7.80%, due 6/30/33 (\$10 par value)	41,374	425,325
Sovereign Bancorp, 7.30%, Series C	120,000	3,216,000
Sovereign Capital Trust V, 7.75%, due 5/22/36	57,900	1,534,350
SunTrust Banks, 5.92%, Series A	128,000	3,277,440
U.S. Bancorp, Series B	120,000	3,102,000
U.S. Bancorp Capital XI, 6.60%, due 9/15/66	90,800	2,265,460
Wells Fargo Capital Trust IV, 7.00%, due 9/1/31	114,900	2,895,480
Wells Fargo Capital Trust V, 7.00%, due 12/1/31	48,600	1,229,094
		64,670,795
<b>BANK FOREIGN</b>	1.2%	
Abbey National PLC, 7.38%, Series B	95,000	2,492,800
Abbey National PLC, 7.375%, Series C	493,264	12,578,232
Northern Rock PLC, 8.00%, Series A	48,487	1,217,218
Royal Bank of Scotland Group PLC, 7.25%, Series H	55,600	1,417,244
		17,705,494
<b>ELECTRIC INTEGRATED</b>	3.8%	
Aquila, 7.875%, due 3/1/32	51,100	1,284,143
DTE Energy Trust I, 7.80%, due 2/1/32, Series A	69,700	1,776,653
DTE Energy Trust II, 7.50%, due 6/1/44	84,700	2,201,353
FPC Capital I, 7.10%, due 5/13/39, Series A (QUIPS)	355,200	8,961,696
FPL Group Capital, 6.60%, due 10/1/66, Series A	536,000	13,319,600
Northern States Power Co., 8.00%, due 7/1/42 (PINES)	41,700	1,063,767
PPL Energy Supply LLC, 7.00%, due 7/15/46	846,200	21,578,100
PSEG Funding Trust II, 8.75%, due 12/31/32	199,900	5,185,406
Virginia Power Capital Trust II, 7.375%, due 7/30/42 (TruPS)	79,761	2,033,906
		57,404,624

	Number of Shares	Value
<b>FINANCE</b>	1.1%	
Citigroup Capital VIII, 6.95%, due 9/15/31	61,100	\$ 1,534,832
Goldman Sachs Group, 6.116%, Series D (FRN)	138,000	3,579,720
MBNA Capital, 8.125%, Series D (TruPS)	154,100	3,955,747
MBNA Capital, 8.10%, due 2/15/33, Series E (TOPrS)	166,300	4,342,093
Morgan Stanley, 6.186%, Series A (FRN)	160,000	4,128,000
		17,540,392
<b>GAS DISTRIBUTION</b>	1.6%	
Dominion CNG Capital Trust I, 7.80%, due 10/31/41	78,700	2,001,341
Laclede Capital Trust I, 7.70%, due 12/1/32 (TOPrS)	56,300	1,444,095
Southern Union Co., 7.55%, Series A(c)	240,000	6,187,200
Southwest Gas Capital Trust II, 7.70%, due 9/15/43	600,000	15,330,000
		24,962,636
<b>INSURANCE</b>	3.9%	
<b>LIFE/HEALTH INSURANCE</b>	0.4%	
Principal Financial Group, 6.518%, Series B	200,000	5,550,000
<b>MULTI-LINE</b>	1.0%	
ING Groep NV, 7.05%	138,600	3,517,668
ING Groep NV, 7.20%	165,700	4,251,862
MetLife, 6.50%, Series B	300,000	7,773,000
		15,542,530
<b>PROPERTY CASUALTY</b>	0.9%	
Berkley W R Capital Trust II, 6.75%, due 7/26/45	530,000	13,138,700
St Paul Capital Trust I, 7.60% (TruPS)	57,700	1,467,311
		14,606,011

	Number of Shares	Value
<b>PROPERTY CASUALTY FOREIGN</b>	1.1%	
ACE Ltd., 7.80%, Series C	389,300	\$ 10,102,335
Arch Capital Group Ltd., 8.00%	177,200	4,713,520
XL Capital Ltd., 7.625%, Series B	84,262	2,153,737
		16,969,592
<b>REINSURANCE FOREIGN</b>	0.5%	
Everest Re Capital Trust, 7.85%, due 11/15/32	58,800	1,513,512
Everest Re Capital Trust II, 6.20%, due 3/29/34, Series B	75,100	1,701,766
PartnerRe Ltd., 6.75%, Series C	166,100	4,175,754
		7,391,032
<b>TOTAL INSURANCE</b>		60,059,165
<b>MEDIA DIVERSIFIED SERVICES</b>	3.4%	
AOL Time Warner, 7.625%, due 5/1/32, Series A-1 (CABCO)	133,600	3,474,268
CBS Corp., 7.25%, due 6/30/51	330,000	8,283,000
Comcast Corp., 7.00%, due 5/15/55	828,100	21,191,079
Comcast Corp., 7.00%, due 9/15/55	428,000	10,785,600
Liberty Media Corp., 8.75%, due 2/1/30 (CBTCS)	139,400	3,487,788
Liberty Media Corp., 8.75%, due 2/1/30 (PPLUS)	35,345	883,978
Walt Disney Co., 7.00%, due 11/1/31	184,500	4,682,610
		52,788,323
<b>OIL EXPLORATION AND PRODUCTION</b>	1.0%	
Nexen, 7.35%, due 11/1/43, Series B	608,660	15,642,562
<b>REAL ESTATE</b>	9.3%	
<b>DIVERSIFIED</b>	1.8%	
Digital Realty Trust, 8.50%, Series A	29,000	752,550
Digital Realty Trust, 7.875%, Series B	46,900	1,189,384
Duke Realty Corp., 6.95%, Series M	157,600	4,015,648
Duke Realty Corp., 7.25%, Series N	192,900	4,986,465
iStar Financial, 7.875%, Series E	400,000	10,222,000
iStar Financial, 7.80%, Series F	183,600	4,696,488
iStar Financial, 7.65%, Series G	80,000	2,022,000
		27,884,535

	Number of Shares	Value
<b>HEALTH CARE</b>	0.6%	
Health Care REIT, 7.875%, Series D	115,000	\$ 2,961,250
Health Care REIT, 7.625%, Series F	21,400	550,194
Omega Healthcare Investors, 8.375%, Series D	200,000	5,236,000
		8,747,444
<b>HOTEL</b>	0.3%	
Innkeepers USA Trust, 8.00%, Series C	93,500	2,367,420
Strategic Hotels & Resorts, 8.25%, Series B	85,000	2,214,250
		4,581,670
<b>INDUSTRIAL</b>	0.4%	
AMB Property Corp., 6.85%, Series P	98,000	2,474,500
First Industrial Realty Trust, 7.25%, Series J	150,000	3,772,500
		6,247,000
<b>OFFICE</b>	1.6%	
Cousins Properties, 7.75%, Series A	457,500	11,780,625
HRPT Properties Trust, 8.75%, Series B	60,000	1,554,000
Kilroy Realty Corp., 7.80%, Series E	100,000	2,615,000
Maguire Properties, 7.625%, Series A	201,300	4,964,058
SL Green Realty Corp., 7.625%, Series C	100,000	2,531,000
SL Green Realty Corp., 7.875%, Series D	60,000	1,529,400
		24,974,083
<b>OFFICE/INDUSTRIAL</b>	0.4%	
PS Business Parks, 7.00%, Series H	105,364	2,634,100
PS Business Parks, 7.95%, Series K	88,000	2,305,600
PS Business Parks, 7.20%, Series M	25,000	635,000
		5,574,700
<b>RESIDENTIAL APARTMENT</b>	1.3%	
Apartment Investment & Management Co., 8.00%, Series T	93,700	2,378,106
Apartment Investment & Management Co., 8.00%, Series V	101,000	2,573,480
Apartment Investment & Management Co., 7.875%, Series Y	110,000	2,783,000
Mid-America Apartment Communities, 8.30%, Series H	470,900	12,012,659
		19,747,245



	Number of Shares	Value
<b>SELF STORAGE</b>	1.5%	
Public Storage, 7.00%, Series G	46,100	\$ 1,177,855
Public Storage, 7.25%, Series I	435,027	11,275,900
Public Storage, 7.25%, Series K	283,000	7,290,080
Public Storage, 7.875%, Series S	120,000	3,006,000
		22,749,835
<b>SHOPPING CENTER</b>	1.4%	
<b>COMMUNITY CENTER</b>	0.5%	
Developers Diversified Realty Corp., 8.00%, Series G	38,700	992,655
Developers Diversified Realty Corp., 7.50%, Series I	62,620	1,590,548
Regency Centers Corp., 7.25%, Series D	160,200	4,061,070
Saul Centers, 8.00%, Series A	69,400	1,777,681
		8,421,954
<b>REGIONAL MALL</b>	0.9%	
CBL & Associates Properties, 7.75%, Series C	69,000	1,787,100
Glimcher Realty Trust, 8.75%, Series F	171,000	4,336,560
Glimcher Realty Trust, 8.125%, Series G	173,800	4,360,642
Mills Corp., 8.75%, Series E	134,567	2,790,919
		13,275,221
<b>TOTAL SHOPPING CENTER</b>		21,697,175
<b>TOTAL REAL ESTATE</b>		142,203,687
<b>TELECOMMUNICATION SERVICES</b>	2.9%	
AT & T (SBC Communications), 7.00%, due 6/1/41 (PINES)	665,900	16,767,362
Telephone & Data Systems, 6.625%, due 3/31/45	123,052	2,968,014
Telephone & Data Systems, 7.60%, due 12/1/41, Series A	295,605	7,393,081
United States Cellular Corp., 7.50%, due 6/15/34	202,400	5,219,896
Verizon New England, 7.00%, due 5/15/42, Series B	192,000	4,878,720
Verizon South, 7.00%, due 4/30/41, Series F	254,800	6,456,632
		43,683,705
<b>TOTAL PREFERRED SECURITIES \$25 PAR VALUE</b> (Identified cost \$494,249,088)		498,943,896

	Number of Shares	Value
<b>PREFERRED SECURITIES CAPITAL SECURITIES</b>	<b>32.2%</b>	
<b>AUTO FOREIGN</b>	<b>1.0%</b>	
Porsche International Finance PLC, 7.20%	16,000,000	\$ 15,700,000
<b>BANK</b>	<b>4.5%</b>	
AgFirst Farm Credit Bank, 7.30%, due 10/14/49, 144A(b)	26,100,000	26,665,926
Astoria Capital Trust I, 9.75%, due 11/1/29, Series B	10,000,000	11,133,800
First Tennessee Bank, 144A(b)	4,000	4,040,000
Roslyn Preferred Trust I, 8.72%, due 4/1/32, (FRN), 144A(b)	7,500,000	7,537,500
Roslyn Real Estate Asset Corp., 9.02%, due 9/30/08, Series D (FRN)	80	8,030,000
Sky Financial Capital Trust I, 9.34%, due 5/1/30, Series B	3,000,000	3,310,125
Webster Capital Trust I, 9.36%, due 1/29/27, 144A(b)	7,400,000	7,790,580
		68,507,931
<b>BANK FOREIGN</b>	<b>8.4%</b>	
BNP Paribas Capital Trust V, 7.20%	14,050,000	14,157,398
CA Preferred Funding Trust, 7.00% (Eurobond)	23,000,000	23,269,813
CA Preferred Funding Trust II, 7.00% (Eurobond)	2,000,000	2,028,634
HBOS Capital Funding LP, 6.85%	23,000,000	23,067,896
HSBC Capital Funding LP, 10.176%, 144A(b)	9,680,000	14,266,074
Lloyds TSB Bank PLC, 6.90%	6,000,000	6,031,308
RBS Capital Trust B, 6.80%	20,700,000	20,784,498
Shinsei Finance II, 7.16%, 144A(b)	5,000,000	4,987,000
Washington Mutual Preferred Funding Cayman, 7.25%, Series A-1, 144A(b)	20,000,000	20,065,680
		128,658,301
<b>ELECTRIC INTEGRATED</b>	<b>2.4%</b>	
Dominion Resources Capital Trust III, 8.40%, due 1/15/31	21,732,000	25,568,567
DPL Capital Trust II, 8.125%, due 9/1/31	3,000,000	3,210,000
Entergy Louisiana LLC, 6.95%, 144A(b)	40,000	4,130,000
Southern California Edison Co., 6.125%, due 9/30/10, Series B	41,900	4,213,464
		37,122,031

	Number of Shares	Value
FINANCE	5.9%	
CREDIT CARD	0.4%	
Capital One Capital III, 7.686%, due 8/15/36	5,000,000	\$ 5,345,690
DIVERSIFIED FINANCIAL SERVICES	2.0%	
Old Mutual Capital Funding, 8.00% (Eurobond)	29,950,000	31,274,479
INVESTMENT BANKER/BROKER	2.5%	
JP Morgan Chase Capital XVIII, 6.95%, due 8/17/36, Series R	10,000,000	10,656,360
JPM Capital Trust I, 7.54%, due 1/15/27	5,175,000	5,372,918
JPMorgan Chase Capital XIX, 6.625%, due 9/29/36, Series S	208,100	5,227,472
NBP Capital Trust III, 7.375%, due 10/29/49	16,900,000	17,142,565
		38,399,315
MORTGAGE	0.2%	
Federal Home Loan Mortgage Corporation, 5.87% (FRN)	70,000	3,622,500
MORTGAGE LOAN/BROKER	0.8%	
Countrywide Capital III, 8.05%, due 6/15/27, Series B (SKIS)	10,000,000	11,374,810
TOTAL FINANCE		90,016,794
FOOD	1.2%	
Dairy Farmers of America, 7.875%, 144A(b), (d)	95,000	9,295,636
Gruma S.A., 7.75%, due 12/29/49, 144A(b)	9,000,000	8,966,250
		18,261,886
INSURANCE	5.8%	
LIFE/HEALTH INSURANCE	1.5%	
AmerUS Capital I, 8.85%, due 2/1/27, Series A	2,000,000	2,099,740
Liberty Mutual Insurance, 7.697%, due 10/15/97, 144A(b)	15,230,000	15,639,337
Great-West Life & Annuity Insurance Co., 7.153%, due 5/16/46, 144A(b)	5,000,000	5,201,995
		22,941,072

	Number of Shares	Value
MULTI-LINE	4.3%	
AFC Capital Trust I, 8.207%, due 2/3/27, Series B	10,750,000	\$ 11,226,494
Allianz Finance II BV, 7.25%, due 12/29/49	4,000,000	4,062,752
AXA, 7.10%, due 5/29/49, (Eurobond)	25,500,000	26,001,075
GenAmerica Capital I, 8.525%, due 6/30/27, 144A(b)	9,000,000	9,529,164
USF&G Capital, 8.312%, due 7/1/46, 144A(b)	3,845,000	4,505,775
Zurich Capital Trust I, 8.376%, due 6/1/37, 144A(b)	10,212,000	10,747,905
		66,073,165
TOTAL INSURANCE		89,014,237
MEDICAL HOSPITALS	0.2%	
Columbia/HCA, 7.50%, due 11/15/95	3,689,000	2,649,676
OIL EXPLORATION AND PRODUCTION	0.8%	
Pemex Project Funding Master Trust, 7.75%	12,000,000	11,933,400
PIPELINES	0.2%	
K N Capital Trust III, 7.63%, due 4/15/28, (TruPS)	3,830,000	3,595,772
REAL ESTATE	0.3%	
BF Saul REIT, 7.50%, due 3/1/14	5,000,000	5,100,000
TELECOMMUNICATION SERVICES	1.2%	
Centaur Funding Corp., 9.08%, due 4/21/20, 144A(b)	12,954	15,001,963
Embarq Corp., 7.995%, due 6/1/36	3,000,000	3,186,042
		18,188,005
TRANSPORT RAIL	0.3%	
BNSF Funding Trust I, 6.613%, due 12/15/55	5,000,000	5,039,400
TOTAL PREFERRED SECURITIES CAPITAL SECURITIES (Identified cost \$489,981,518)		493,787,433

	Principal Amount	Value
CORPORATE BONDS	2.8%	
BANK	1.1%	
Sovereign Capital Trust VI, 7.908%, due 6/13/36	\$ 15,000,000	\$ 16,628,130
BANK FOREIGN	0.2%	
Caisse Nationale des Caisses d Epargne et de Prevoyance, 6.75%, due 1/27/49	4,000,000	3,970,156
CELLULAR TELECOMMUNICATIONS	0.1%	
Rogers Wireless Communications, 8.00%, due 12/15/12, 144A(b)	1,000,000	1,067,500
ELECTRIC INTEGRATED	0.1%	
Dominion Resources, 6.30%, due 9/30/66	2,000,000	1,997,952
INDUSTRIAL	0.2%	
ING Industrial Fund CLS, 7.00% due 4/2/07(d)	AUD3,297,140	2,556,992
MEDIA	0.7%	
Cablevision Systems Corp., 8.00%, due 4/15/12	\$ 6,500,000	6,613,750
Rogers Cable, 8.75%, due 5/1/32	3,000,000	3,555,000
		10,168,750
TELEPHONE INTEGRATED	0.4%	
Citizens Communications Co., 9.00%, due 8/15/31	6,500,000	7,003,750
TOTAL CORPORATE BONDS (Identified cost \$40,785,542)		43,393,230

		<b>Principal Amount</b>	<b>Value</b>
<b>COMMERCIAL PAPER</b>	0.3%		
San Paolo U.S. Finance Co., 4.15%, due 10/2/06 (Identified cost \$4,994,424)		\$ 4,995,000	\$ 4,994,424
<b>TOTAL INVESTMENTS (Identified cost \$1,847,447,023)</b>	146.0 %		2,237,557,698
<b>OTHER ASSETS IN EXCESS OF LIABILITIES</b>	1.4 %		20,771,206
<b>LIQUIDATION VALUE OF PREFERRED SHARES</b>	(47.4 )%		(726,000,000 )
<b>NET ASSETS APPLICABLE TO COMMON SHARES</b> (Equivalent to \$31.76 per share based on 48,251,666 shares of capital stock outstanding)	100.0 %		\$ 1,532,328,904

Glossary of Portfolio Abbreviations

AUD	Australia Dollar
CABCO	Corporate Asset Backed Corporation
CBTCS	Corporate Backed Trust Certificates
CLS	Convertible Loan Securities
FRN	Floating Rate Note
PINES	Public Income Notes
PPLUS	Preferred Plus Trust
QUIPS	Quarterly Income Preferred Securities
REIT	Real Estate Investment Trust
SKIS	Subordinated Capital Income Securities
TOPrS	Trust Originated Preferred Securities
TruPS	Trust Preferred Securities

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Note: Percentages indicated are based on the net assets applicable to common shares of the fund.

- (a) 75,000 shares segregated as collateral for interest rate swap transactions.
- (b) Resale is restricted to qualified institutional investors. Aggregate holdings equal 11.7% of net assets applicable to common shares.
- (c) 74,000 shares segregated as collateral for interest rate swap transactions.
- (d) Fair valued security. Aggregate holdings equal 0.8% of net assets applicable to common shares.

**Item 2. Controls and Procedures**

- (a) The registrant's principal executive officer and principal financial officer have concluded that the registrant's disclosure controls and procedures (as defined in Rule 30a-3(c) under the Investment Company Act of 1940) are effective based on their evaluation of these disclosure controls and procedures required by Rule 30a-3(b) under the Investment Company Act of 1940 and Rule 13a-15(b) or 15d-15(b) under the Securities Exchange Act as of a date within 90 days of the filing of this report.
- (b) During the last fiscal quarter, there were no changes in the registrant's internal control over financial reporting (as defined in Rule 30a-3(d) under the Investment Company Act of 1940) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting.

**Item 3. Exhibits.**

- (a) Certifications of principal executive officer and principal financial officer as required by Rule 30a-2(a) under the Investment Company Act of 1940.
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**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934 and the Investment Company Act of 1940, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

**COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.**

By: /s/ Adam M. Derechin  
Name: Adam M. Derechin  
Title: President  
  
Date: November 28, 2006

Pursuant to the requirements of the Securities Exchange Act of 1934 and the Investment Company Act of 1940, this report has been signed below by the following persons on behalf of the registrant and in the capacities and on the dates indicated.

By: /s/ Adam M. Derechin  
Name: Adam M. Derechin  
Title: President and principal  
executive officer  
  
Date: November 28, 2006

By: /s/ Jay J. Chen  
Name: Jay J. Chen  
Title: Treasurer and principal  
financial officer