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COHEN & STEERS INC  
Form 13F-HR  
November 13, 2009

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

Form 13F  
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: September 30, 2009  
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.

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    November 13, 2009  
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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).)
- [X] 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:  
[If there are no entries in this list, omit this section.]

Form 13F File Number    Name

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028-01190

FRANK RUSSELL COMPANY

## Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 1

Form 13F Information Table Entry Total: 349

Form 13F Information Table Value Total: 12,631,309 (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

ITEM 1:	ITEM 2:	ITEM 3:	ITEM 4:	ITEM 5:	ITEM 6:	ITEM 7:		
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (X\$1000)	SHARES/ PRN AMT	SH/ PRN	PUT/ CALL	INVTMT DSCRETN	OTHE MANA
3M Co Common	COM	88579Y101	8,379	113,542	SH		Sole	
Abbott Laboratories Comm	COM	002824100	47,656	963,347	SH		Sole	
Acadia Realty Trust Comm	COM	004239109	1,467	97,341	SH		Sole	
ACE Ltd Common	COM	H0023R105	25,588	478,655	SH		Sole	
Advent Claymore Conv Sec	COM	00764C109	2,466	167,418	SH		Sole	
Advent Claymore Global C	COM	007639107	524	67,400	SH		Sole	
Alcoa Inc Common	COM	013817101	10,805	823,568	SH		Sole	
Alexander's Inc Common	COM	014752109	14,455	48,851	SH		Sole	
Alexandria Real Estate C	COM	015271109	4,792	88,169	SH		Sole	
Allegheny Energy, Inc.	COM	017361106	5,052	190,500	SH		Sole	
Allegheny Technologies C	COM	01741R102	16,171	462,160	SH		Sole	
Alliance Bernstein Incom	COM	01881E101	8,659	1,044,500	SH		Sole	
Alliance National Muni I	COM	01864U106	1,060	77,100	SH		Sole	
Alliance World Dollar Go	COM	01879R106	2,532	200,800	SH		Sole	
Alliant Energy Corp Comm	COM	018802108	6,837	245,500	SH		Sole	
Alpine Global Premier Pr	COM	02083A103	8,130	1,300,853	SH		Sole	
Alpine Total Dynamic Div	COM	021060108	7,630	850,600	SH		Sole	
Altria Group Inc Common	COM	02209S103	14,745	827,887	SH		Sole	
AMB Property Corp Common	COM	00163T109	82,241	3,583,503	SH		Sole	
American Campus Communit	COM	024835100	47,233	1,759,113	SH		Sole	
American Electric Power	COM	025537101	37,203	1,200,478	SH		Sole	
American Tower Corporati	COM	029912201	19,851	545,349	SH		Sole	
American Water Works Co	COM	030420103	8,909	446,785	SH		Sole	

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Apache Corp Common	COM	037411105	19,810	215,727	SH	Sole
Apartment Invt & Mgmt	COM	03748R101	128,257	8,695,391	SH	Sole
Archer Daniels Midland C	COM	039483102	17,124	586,062	SH	Sole
Assisted Living Concepts	COM	04544X300	3,703	178,700	SH	Sole
Associated Estates Realt	COM	045604105	4,784	497,371	SH	Sole
AT&T Common	COM	00206R102	62,012	2,295,903	SH	Sole
Automatic Data Processin	COM	053015103	17,194	437,495	SH	Sole
AvalonBay Communities In	COM	053484101	182,576	2,510,327	SH	Sole
Bank of America Corp Com	COM	060505104	39,592	2,339,928	SH	Sole
Bank Of New York Mellon	COM	064058100	20,605	710,757	SH	Sole
Barclays Bank 7.10% (BCS	PFD	06739H776	897	40,266	SH	Sole
Barclays Bank 8.125% (BC	PFD	06739H362	23,198	950,750	SH	Sole
Barclays Bank Plc 7.75%	PFD	06739H511	1,964	82,200	SH	Sole
Baxter International Inc	COM	071813109	239	4,201	SH	Sole
Becton Dickinson & C	COM	075887109	25,821	370,200	SH	Sole
BioMed Realty Trust Inc	COM	09063H107	117,851	8,540,039	SH	Sole
Blackrock Corp HY Fund V	COM	09255P107	4,255	430,200	SH	Sole
Blackrock Corporate High	COM	09255L106	1,147	178,900	SH	Sole
Blackrock Corporate High	COM	09255N102	4,852	488,700	SH	Sole
Blackrock Corporate HY F	COM	09255M104	2,181	364,100	SH	Sole
BlackRock Debt Strategie	COM	09255R103	303	83,300	SH	Sole
Blackrock Floating rt in	COM	09255Y108	1,163	93,800	SH	Sole
Blackrock Global Enrg &	COM	09250U101	3,915	173,400	SH	Sole
Blackrock Health Science	COM	09250W107	2,141	91,500	SH	Sole
Blackrock Inc. Common St	COM	09247X101	31,394	144,795	SH	Sole
Blackrock Ltd Duration I	COM	09249W101	5,091	354,806	SH	Sole
Blackrock Preferred Oppo	COM	09249V103	310	30,400	SH	Sole
Blackrock Real Asset Equ	COM	09254B109	10,447	914,800	SH	Sole
Blrk Mnvst Fnd II A W28	COM	09253T101	798	56,147	SH	Sole
Boston Properties Inc Co	COM	101121101	385,450	5,880,253	SH	Sole
Brandywine Realty Trust	COM	105368203	116,505	10,553,011	SH	Sole
BRE Properties Inc Commo	COM	05564E106	30,625	978,423	SH	Sole
Brookdale Senior Living	COM	112463104	152,664	8,420,543	SH	Sole
Brookfield Properties Co	COM	112900105	143,014	12,701,068	SH	Sole
Calamos Convertible & In	COM	12811P108	5,066	440,511	SH	Sole
Calamos Convertible Opp	COM	128117108	1,942	163,300	SH	Sole
Calamos Strat Tot Return	COM	128125101	2,803	326,300	SH	Sole
Camden Property Trust Co	COM	133131102	93,014	2,308,038	SH	Sole
Caterpillar Inc Common	COM	149123101	11,272	219,597	SH	Sole
CBL & Associates Propert	COM	124830100	1,660	171,097	SH	Sole
Cemig SA-Spons ADR Commo	COM	204409601	224	14,719	SH	Sole
CenterPoint Energy, Inc.	COM	15189T107	16,545	1,331,031	SH	Sole
Centerstate Banks Inc Co	COM	15201P109	1,762	223,375	SH	Sole
Central Fund Canada Cl A	COM	153501101	2,694	203,300	SH	Sole
Chevron Corp Common	COM	166764100	60,447	858,263	SH	Sole
China Mobile Ltd ADR	COM	16941M109	7,582	154,361	SH	Sole
Cleco Corp Common	COM	12561W105	6,652	265,263	SH	Sole
Clough Global Equity Fun	COM	18914C100	3,504	252,800	SH	Sole
Clough Global Opportunit	COM	18914E106	10,903	859,885	SH	Sole
CMS Energy Corp 5.5% 6/1	BOND	125896BD1	3,446	3,000,000	SH	Sole
CMS Energy Corp Common	COM	125896100	19,779	1,476,095	SH	Sole
CNOOC Ltd ADR	COM	126132109	1,124	8,300	SH	Sole
Cogdell Common	COM	19238U107	11,534	2,402,962	SH	Sole
Colgate-Palmolive Co Com	COM	194162103	6,769	88,732	SH	Sole
Colonial Properties Trus	COM	195872106	30,068	3,090,176	SH	Sole
Comcast Corp Common	COM	20030N101	15,360	909,400	SH	Sole
Consolidated Edison Inc	COM	209115104	8,904	217,500	SH	Sole
Corning Inc Common	COM	219350105	17,779	1,161,222	SH	Sole
Corporate Office Propert	COM	22002T108	8,911	241,608	SH	Sole
Corrections Corp of Amer	COM	22025Y407	485	21,397	SH	Sole
Costco Wholesale Corp Co	COM	22160K105	9,830	174,102	SH	Sole
Cousins Properties Inc C	COM	222795106	86,069	10,394,855	SH	Sole

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Covidien PLC Common Comm	COM	G2554F105	12,116	280,078	SH	Sole
Crown Castle Intl Corp C	COM	228227104	3,341	106,537	SH	Sole
DCP Midstream Partners L	COM	23311P100	2,795	112,471	SH	Sole
DCT Industrial Trust Com	COM	233153105	45,685	8,940,505	SH	Sole
Developers Diversified R	COM	251591103	148,808	16,104,848	SH	Sole
Devon Energy Corp Common	COM	25179M103	47,481	705,201	SH	Sole
Diageo PLC ADR	COM	25243Q205	7,460	121,327	SH	Sole
Digital Realty Trust Inc	COM	253868103	113,173	2,475,889	SH	Sole
Disney Co Common	COM	254687106	16,135	587,545	SH	Sole
Dominion Resources Inc/V	COM	25746U109	19,893	576,600	SH	Sole
Douglas Emmett Common	COM	25960P109	45,761	3,726,441	SH	Sole
Dow Chemical Co/The Comm	COM	260543103	5,694	218,455	SH	Sole
DPL Inc Common	COM	233293109	21,025	805,554	SH	Sole
DTE Energy Co Common	COM	233331107	2,741	78,000	SH	Sole
Duff & Phelps Utility &	COM	26432K108	1,253	99,900	SH	Sole
Duke Energy Corp Common	COM	26441C105	69,945	4,443,768	SH	Sole
Duke Realty Corp Common	COM	264411505	218	18,144	SH	Sole
DuPont Fabros Technology	COM	26613Q106	16,182	1,213,919	SH	Sole
DWS Glbl Commodities Stk	COM	23338Y100	1,578	200,537	SH	Sole
DWS RREEF Real Estate CE	COM	233384106	555	175,047	SH	Sole
EastGroup Properties Inc	COM	277276101	16,348	427,740	SH	Sole
Eaton Vance Enh Eqt Inc	COM	278277108	2,686	203,058	SH	Sole
Eaton Vance Enhanced Eq	COM	278274105	1,439	105,326	SH	Sole
Eaton Vance Float Rate I	COM	278279104	2,454	192,500	SH	Sole
Eaton Vance Ltd Duration	COM	27828H105	9,144	618,283	SH	Sole
Eaton Vance Senior Float	COM	27828Q105	2,084	157,500	SH	Sole
Eaton Vance Short Durati	COM	27828V104	1,882	116,000	SH	Sole
Eaton Vance T/M Buy-Writ	COM	27828X100	1,980	122,193	SH	Sole
Eaton Vance T/M Buy-Writ	COM	27828Y108	6,332	443,106	SH	Sole
Eaton Vance TA Gl Div &	COM	27828S101	7,790	594,200	SH	Sole
Eaton Vance TA GL Div Op	COM	27828U106	3,865	210,400	SH	Sole
Eaton Vance Tax Man Glbl	COM	27829C105	8,850	643,665	SH	Sole
Eaton Vance Tax Man Glbl	COM	27829F108	7,329	597,826	SH	Sole
Eaton Vance Tax-Adv Dvd	COM	27828G107	10,899	736,900	SH	Sole
Eaton Vance Tax-Mgd Dvsf	COM	27828N102	9,997	780,405	SH	Sole
Education Realty Trust I	COM	28140H104	48,064	8,105,183	SH	Sole
Enbridge Energy Common	COM	29250R106	5,962	132,318	SH	Sole
Energy Income And Growth	COM	292697109	1,757	81,100	SH	Sole
Energy Transfer Equity L	COM	29273V100	3,556	127,000	SH	Sole
Energy Transfer Partners	COM	29273R109	12,884	302,804	SH	Sole
Entergy Corp Common	COM	29364G103	67,082	839,996	SH	Sole
Enterprise GP Holdings L	PRTNRS	293716106	3,461	117,000	SH	Sole
Enterprise Products Ptnr	COM	293792107	14,266	503,759	SH	Sole
Entertainment Properties	PFD	29380T600	5,586	259,000	SH	Sole
EQT Corp Common	COM	26884L109	23,064	541,417	SH	Sole
Equity Lifestyle Propert	COM	29472R108	69,536	1,625,069	SH	Sole
Equity Residential Commo	COM	29476L107	444,303	14,472,432	SH	Sole
Essex Property Trust Inc	COM	297178105	112	1,411	SH	Sole
Everest Re Group Ltd Com	COM	G3223R108	21,068	240,230	SH	Sole
Evergreen Global Div Opp	COM	30024H101	8,101	794,313	SH	Sole
Evergreen Income Advanta	COM	30023Y105	3,862	418,400	SH	Sole
Evergreen Managed Income	COM	30024Y104	2,403	168,400	SH	Sole
Evergreen Util & High In	COM	30034Q109	2,347	185,846	SH	Sole
Exelon Corp Common	COM	30161N101	79,665	1,605,494	SH	Sole
Extra Space Storage Inc	COM	30225T102	3,075	291,500	SH	Sole
Exxon Mobil Corp Common	COM	30231G102	64,402	938,666	SH	Sole
F&C / Claymore Pfd Sec I	COM	338478100	3,423	264,562	SH	Sole
F&C / Claymore Total Ret	COM	338479108	3,240	251,000	SH	Sole
Federal Realty Invs Trus	COM	313747206	96,210	1,567,689	SH	Sole
Fiduciary/Claymore Mlp O	COM	31647Q106	849	51,761	SH	Sole
First Industrial Realty	COM	32054K103	106	20,199	SH	Sole
First Trust Aberdeen Glo	COM	337319107	1,403	90,595	SH	Sole

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First Trust/Four Crns SR	COM	33733U108	2,315	208,904	SH	Sole
FirstEnergy Corp Common	COM	337932107	38,166	834,772	SH	Sole
Flushing Financial Corp	COM	343873105	188	16,458	SH	Sole
Forest City Enterprises	COM	345550107	59,250	4,431,512	SH	Sole
FPL Group Inc Common	COM	302571104	108,763	1,969,263	SH	Sole
Franklin Resources Inc C	COM	354613101	8,262	82,130	SH	Sole
Franklin Templeton Ltd D	COM	35472T101	2,377	202,100	SH	Sole
Gabelli Dividend & Incom	COM	36242H104	10,948	883,608	SH	Sole
Gabelli Equity Trust CEF	COM	362397101	4,053	810,675	SH	Sole
Gabelli Gold Nat Res & I	COM	36244N109	1,885	121,798	SH	Sole
Gaylord Entertainment Co	COM	367905106	48,279	2,401,953	SH	Sole
General American Investo	COM	368802104	4,493	188,800	SH	Sole
General Dynamics Corp Co	COM	369550108	41,060	635,619	SH	Sole
General Electric Co Comm	COM	369604103	41,619	2,534,730	SH	Sole
Glimcher Realty Trust Co	COM	379302102	19,528	5,321,076	SH	Sole
Goldman Sach Group, Inc.	COM	38141G104	33,281	180,530	SH	Sole
Google Inc CL A Common	COM	38259P508	3,669	7,400	SH	Sole
Great Lakes Dredge & Doc	COM	390607109	2,413	345,709	SH	Sole
Great Plains Energy Inc	COM	391164100	2,328	129,697	SH	Sole
H & Q Healthcare Investo	COM	404052102	1,038	91,800	SH	Sole
H & Q Life Sciences Invs	COM	404053100	686	74,300	SH	Sole
Harris Corp Common	COM	413875105	30,602	813,869	SH	Sole
HCC Insurance Holdings I	COM	404132102	35,057	1,281,783	SH	Sole
HCP Common	COM	40414L109	364,095	12,668,639	SH	Sole
Health Care REIT Inc Com	COM	42217K106	56,452	1,356,396	SH	Sole
Hewlett-Packard Co Commo	COM	428236103	6,806	144,174	SH	Sole
Highland Credit Strategi	COM	43005Q107	311	49,000	SH	Sole
Home Depot Inc	COM	437076102	389	14,600	SH	Sole
Home Properties Inc Comm	COM	437306103	15,572	361,373	SH	Sole
Hospitality Properties T	COM	44106M102	188,325	9,245,191	SH	Sole
Host Hotels & Resorts Co	COM	44107P104	330,964	28,119,393	SH	Sole
HRPT Properties Trust 6.	PFD	40426W507	2,348	125,000	SH	Sole
HSBC Holdings PLC 6.20%	PFD	404280604	1,571	72,950	SH	Sole
HSBC Holdings PLC ADR	COM	404280406	7,156	124,777	SH	Sole
ING Clarion Global Real	COM	44982G104	4,763	731,713	SH	Sole
ING Clarion Real Estate	COM	449788108	931	172,800	SH	Sole
ING Global Advntge & Pre	COM	44982N109	1,739	115,300	SH	Sole
ING Prime Rate Trust CEF	COM	44977W106	1,937	390,500	SH	Sole
Inland Real Estate Corp	COM	457461200	59,254	6,764,254	SH	Sole
Intel Corp Common	COM	458140100	22,659	1,157,809	SH	Sole
International Business M	COM	459200101	37,377	312,492	SH	Sole
ITC Holdings Corp Common	COM	465685105	12,430	273,486	SH	Sole
John Hancock Pat Prem Di	COM	41013T105	1,635	167,658	SH	Sole
John Hancock Preferred I	COM	41013W108	4,062	238,950	SH	Sole
John Hancock Preferred I	COM	41013X106	4,022	240,100	SH	Sole
John Hancock Preferred I	COM	41021P103	3,482	244,505	SH	Sole
Johnson & Johnson Common	COM	478160104	44,982	738,736	SH	Sole
Johnson Controls Common	COM	478366107	833	32,600	SH	Sole
JPMorgan Chase Common	COM	46625H100	59,858	1,365,997	SH	Sole
Kayne Anderson Energy To	COM	48660P104	1,182	55,600	SH	Sole
Kayne Anderson Mlp Inves	COM	486606106	2,379	112,500	SH	Sole
Kilroy Realty Corp Commo	COM	49427F108	164,749	5,939,082	SH	Sole
Kimco Realty Corp Common	COM	49446R109	155,208	11,902,299	SH	Sole
Kinder Morgan Energy Par	COM	494550106	16,778	310,592	SH	Sole
Korea Electric Power Cor	COM	500631106	1,232	80,846	SH	Sole
Kraft Foods Inc Common	COM	50075N104	5,409	205,925	SH	Sole
L-3 Communications Holdi	COM	502424104	29,158	363,032	SH	Sole
LaSalle Hotel Properties	COM	517942108	24,639	1,253,238	SH	Sole
Lexington Realty Trust C	COM	529043101	44,552	8,735,791	SH	Sole
Lexington Realty Trust P	PFD	529043309	9,696	325,050	SH	Sole
Liberty All Star Equity	COM	530158104	7,118	1,682,786	SH	Sole
Liberty Property Trust C	COM	531172104	184,581	5,674,118	SH	Sole

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LMP Cap & Inc CEF CEF	COM	50208A102	346	36,059	SH	Sole
Lockheed Martin Corp Com	COM	539830109	30,818	394,700	SH	Sole
LTC Properties Inc Commo	COM	502175102	943	39,214	SH	Sole
Macerich Co/The Common	COM	554382101	267,008	8,803,476	SH	Sole
Mack-Cali Realty Corp Co	COM	554489104	171,686	5,310,455	SH	Sole
Macquarie Global Infr To	COM	55608D101	2,610	173,680	SH	Sole
Magellan Midstream Partn	COM	559080106	8,155	216,900	SH	Sole
Marathon Oil Corp Common	COM	565849106	35,749	1,120,642	SH	Sole
Markwest Energy Partners	COM	570759100	12,641	534,961	SH	Sole
Mattel Inc Common	COM	577081102	10,756	582,669	SH	Sole
McDonald's Corp Common	COM	580135101	49,229	862,627	SH	Sole
McKesson Corp Common	COM	58155Q103	149	2,496	SH	Sole
Medtronic Common	COM	585055106	30,710	834,501	SH	Sole
Merck and Co Inc Common	COM	589331107	2,958	93,509	SH	Sole
Metlife Inc Common	COM	59156R108	39,995	1,050,550	SH	Sole
Metro Bancorp Inc	COM	59161R101	365	30,000	SH	Sole
MFA Mortgage Investments	COM	55272X102	12,575	1,579,782	SH	Sole
MFS Intermediate Income	COM	55273C107	1,683	245,300	SH	Sole
MFS Mutimarket Inc. Trus	COM	552737108	2,542	401,600	SH	Sole
Microchip Technology Inc	COM	595017104	24,339	918,436	SH	Sole
Microsoft Common	COM	594918104	44,046	1,701,271	SH	Sole
MLP & Strategic Equity F	COM	55312N106	2,339	179,800	SH	Sole
Monsanto Co Common	COM	61166W101	25,303	326,923	SH	Sole
Morgan Stanley Common	COM	617446448	12,342	399,694	SH	Sole
Morgan Stanley Qual Mun	COM	61745P668	934	73,300	SH	Sole
MS Emerging Mkts Domesti	COM	617477104	4,717	333,100	SH	Sole
Nasdaq Premium Income &	COM	63110R105	5,490	372,200	SH	Sole
National Retail Properti	COM	637417106	15,027	699,892	SH	Sole
Nationwide Health Proper	COM	638620104	134,228	4,331,330	SH	Sole
New America High Income	COM	641876800	2,396	279,200	SH	Sole
NFJ Dvd Interest & Pr St	COM	65337H109	11,737	875,900	SH	Sole
Nicholas-Applegate Conv.	COM	65370F101	9,861	1,141,300	SH	Sole
Nicholas-Applegate Conv.	COM	65370G109	10,803	1,352,204	SH	Sole
Nike Inc Common	COM	654106103	35,586	550,011	SH	Sole
Nordstrom Inc Common	COM	655664100	10,924	357,726	SH	Sole
Norfolk Southern Corpora	COM	655844108	9,980	231,508	SH	Sole
Northeast Utilities Comm	COM	664397106	25,635	1,079,803	SH	Sole
Northrop Grumman Corp Co	COM	666807102	10,811	208,900	SH	Sole
Nuveen Diversified Divid	COM	6706EP105	2,765	294,451	SH	Sole
Nuveen Equity Premium Ad	COM	6706ET107	3,591	286,102	SH	Sole
Nuveen Floating Rate Inc	COM	6706EN100	571	60,100	SH	Sole
Nuveen Multi-Currency Sh	COM	67090N109	1,574	93,800	SH	Sole
Nuveen Real Estate Incom	COM	67071B108	961	122,525	SH	Sole
NV Energy Common	COM	67073Y106	33,665	2,904,682	SH	Sole
NYSE Euronext Common	COM	629491101	72	2,500	SH	Sole
Occidental Petroleum Cor	COM	674599105	11,310	144,256	SH	Sole
OGE Energy Corp Common	COM	670837103	8,535	258,000	SH	Sole
Oracle Corp Common	COM	68389X105	25,553	1,226,153	SH	Sole
Orient Express Hotels Lt	COM	G67743107	65,216	5,665,975	SH	Sole
Parkway Properties Inc/M	COM	70159Q104	426	21,630	SH	Sole
Pepco Holdings Inc Commo	COM	713291102	11,968	804,255	SH	Sole
PepsiCo, Inc.	COM	713448108	12,310	209,840	SH	Sole
Pfizer Inc Common	COM	717081103	25,906	1,565,384	SH	Sole
PG&E Corp Common	COM	69331C108	61,081	1,508,549	SH	Sole
Philip Morris Internatio	COM	718172109	1,737	35,633	SH	Sole
PIMCO Corporate Opportun	COM	72201B101	4,885	348,900	SH	Sole
Pinnacle West Capital Co	COM	723484101	3,938	120,000	SH	Sole
Pioneer Diversified High	COM	723653101	276	15,300	SH	Sole
Pioneer Floating Rate Tr	COM	72369J102	310	28,300	SH	Sole
Pioneer High Income Trus	COM	72369H106	5,358	396,861	SH	Sole
Plum Creek Timber co Com	COM	729251108	58,023	1,893,673	SH	Sole
PNC Financial Services G	COM	693475105	1,890	38,900	SH	Sole

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Post Properties Inc Comm	COM	737464107	62,647	3,480,357	SH	Sole
Potash Corp of Saskatche	COM	73755L107	822	9,100	SH	Sole
PPL Corp Common	COM	69351T106	25,651	845,433	SH	Sole
Praxair Inc Common	COM	74005P104	10,961	134,172	SH	Sole
Preferred & Corp. Inc. S	COM	09255J101	255	30,800	SH	Sole
Procter & Gamble Co Comm	COM	742718109	38,616	666,715	SH	Sole
Progress Energy Inc Comm	COM	743263105	22,695	581,050	SH	Sole
Prologis Common	COM	743410102	481,585	40,401,537	SH	Sole
PS Business Parks Inc Co	COM	69360J107	100,562	1,959,470	SH	Sole
Public Service Enterpris	COM	744573106	54,999	1,749,322	SH	Sole
Public Storage Inc Commo	COM	74460D109	610,721	8,116,991	SH	Sole
Public Storage Inc Serie	COM	74460D729	1,984	77,247	SH	Sole
Putnam Managed Muni Incm	COM	746823103	837	122,800	SH	Sole
Putnam Premier Income Fu	COM	746853100	2,436	416,400	SH	Sole
Qualcomm Inc Common Stoc	COM	747525103	31,876	708,687	SH	Sole
Qwestar Corp Common	COM	748356102	17,110	455,548	SH	Sole
Rayonier Inc Common	COM	754907103	57,913	1,415,604	SH	Sole
Regency Centers Corp Com	COM	758849103	75,291	2,032,122	SH	Sole
Ross Stores Inc	COM	778296103	19,158	401,055	SH	Sole
Royce Value Trust CEF	COM	780910105	6,602	639,688	SH	Sole
SBA Communications Corp	COM	78388J106	8,321	307,852	SH	Sole
Schlumberger LTD Common	COM	806857108	38,803	651,059	SH	Sole
Sempra Energy Common	COM	816851109	54,067	1,085,464	SH	Sole
Senior Housing Prop Trus	COM	81721M109	45,130	2,361,615	SH	Sole
Simon Property Group Inc	COM	828806109	1,115,771	16,070,445	SH	Sole
SL Green Realty Corp Com	COM	78440X101	172,439	3,932,506	SH	Sole
Sovran Self Storage Inc	COM	84610H108	113,448	3,728,154	SH	Sole
Spectra Energy Corp Comm	COM	847560109	24,871	1,313,134	SH	Sole
Starwood Hotels & Resort	COM	85590A401	24,300	735,691	SH	Sole
Stratus Properties Inc C	COM	863167201	550	67,432	SH	Sole
Sunamerica Focused Alpha	COM	867037103	7,108	588,900	SH	Sole
Sunstone Hotel Investors	COM	867892101	15,343	2,160,956	SH	Sole
SunTrust Banks Common	COM	867914103	10,879	482,438	SH	Sole
Swiss Helvetia Fund CEF	COM	870875101	843	70,300	SH	Sole
Target Corp	COM	87612E106	233	5,000	SH	Sole
Taubman Centers Inc Comm	COM	876664103	214	5,934	SH	Sole
Templeton Emg Mkts Incom	COM	880192109	1,437	99,200	SH	Sole
Templeton Global Income	COM	880198106	3,720	400,000	SH	Sole
Teva Pharmaceutical ADR	COM	881624209	36,045	712,908	SH	Sole
Texas Instruments Inc Co	COM	882508104	3,134	132,300	SH	Sole
The Southern Co Common	COM	842587107	74,373	2,348,371	SH	Sole
Toronto-Dominion Bank Co	COM	891160509	14,586	226,314	SH	Sole
Total SA Spon ADR	COM	89151E109	4,794	80,900	SH	Sole
Tower Bancorp Inc COM	COM	891709107	786	29,920	SH	Sole
Transocean ltd	COM	H8817H100	28,787	336,568	SH	Sole
UDR INC Common	COM	902653104	155,659	9,889,355	SH	Sole
Umpqua Holdings Corp Com	COM	904214103	1	109	SH	Sole
Union Bankshares Corp	COM	905399101	1	115	SH	Sole
United Parcel Service In	COM	911312106	22,415	396,924	SH	Sole
United Technologies Corp	COM	913017109	7,088	116,329	SH	Sole
Urstadt Biddle Propertie	COM	917286205	2,260	154,917	SH	Sole
US Bancorp Common	COM	902973304	33,804	1,546,426	SH	Sole
U-Store-It Trust Common	COM	91274F104	72,654	11,624,661	SH	Sole
Valero Energy Corp Commo	COM	91913Y100	1,631	84,100	SH	Sole
Van Kamen CEF	COM	92112K107	421	34,900	SH	Sole
Van Kampen Sel Sector Mu	COM	92112M103	448	39,000	SH	Sole
Van KampTR/INV Grd Munis	COM	920929106	440	31,400	SH	Sole
Ventas Inc Common	COM	92276F100	158,206	4,109,256	SH	Sole
Verizon Communications I	COM	92343V104	20,409	674,191	SH	Sole
VF Corp Common	COM	918204108	16,646	229,818	SH	Sole
Vornado Realty Trust Com	COM	929042109	569,856	8,847,369	SH	Sole
Wal-Mart Stores Inc	COM	931142103	32,738	666,901	SH	Sole

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Waste Management Inc Com	COM	94106L109	7,657	256,780	SH	Sole
Weingarten Realty Invest	COM	948741103	132,299	6,641,534	SH	Sole
Wells Fargo & Co Common	COM	949746101	40,409	1,433,971	SH	Sole
Westar Energy Inc Common	COM	95709T100	4,585	235,000	SH	Sole
Western Asset Emerg Mk D	COM	95766A101	1,344	78,000	SH	Sole
Western Asset Emerging M	COM	95766E103	1,652	134,400	SH	Sole
Western Asset Gl High In	COM	95766B109	1,477	136,000	SH	Sole
Western Asset High Incom	COM	95766J102	2,560	290,874	SH	Sole
Western Asset Managed In	COM	95766K109	4,392	754,600	SH	Sole
Western Asset Premier Bo	COM	957664105	320	24,600	SH	Sole
Western Asset Worldwide	COM	957668106	522	43,000	SH	Sole
Western Asset/Claymore I	COM	95766R104	2,068	173,875	SH	Sole
Williams Cos Inc Common	COM	969457100	20,301	1,136,060	SH	Sole
Williams Partners LP Com	PRTNRS	96950F104	12,025	516,300	SH	Sole
Wisconsin Energy Group C	COM	976657106	26,845	594,321	SH	Sole
WW Grainger Inc Common	COM	384802104	142	1,584	SH	Sole

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349 Data Records

12,631,309 Value Total

01 Other Manager on whose behalf report is filed