

COHEN & STEERS REIT & PREFERRED INCOME FUND INC  
Form N-Q  
November 17, 2005

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, DC 20549

FORM N-Q

QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF  
REGISTERED MANAGEMENT COMPANY

Investment Company Act file number: 811-21326

Exact Name of Registrant  
(as specified in charter): Cohen & Steers REIT and Preferred Income Fund, Inc.

Address of Principal Executive Office: 757 Third Avenue  
New York, NY 10017

Name and address of agent for service: John E. McLean  
757 Third Avenue  
New York, NY 10017

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

Date of fiscal year end: December 31

Date of reporting period: September 30, 2005

Item 1. Schedule of Investments

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.  
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SCHEDULE OF INVESTMENTS  
September 30, 2005 (Unaudited)

|                                   |       | Number<br>of Shares | Value         |
|-----------------------------------|-------|---------------------|---------------|
|                                   |       | -----               | -----         |
| COMMON STOCK                      | 83.3% |                     |               |
| DIVERSIFIED                       | 6.7%  |                     |               |
| Colonial Properties Trust         |       | 300,000             | \$ 13,344,000 |
| Crescent Real Estate Equities Co. |       | 562,400             | 11,534,824    |
| Digital Realty Trust              |       | 77,000              | 1,386,000     |
| Entertainment Properties Trust    |       | 119,200             | 5,319,896     |
| iStar Financial                   |       | 990,000             | 40,025,700    |

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|             |                                    |           |             |
|-------------|------------------------------------|-----------|-------------|
|             | Spirit Finance Corp.               | 470,400   | 5,292,000   |
|             | Vornado Realty Trust               | 239,100   | 20,710,842  |
|             |                                    |           | 97,613,262  |
| HEALTH CARE | 12.6%                              |           |             |
|             | Health Care Property Investors (a) | 2,355,200 | 63,566,848  |
|             | Health Care REIT                   | 1,745,600 | 64,744,304  |
|             | Healthcare Realty Trust            | 288,900   | 11,596,446  |
|             | Medical Properties Trust           | 26,800    | 262,640     |
|             | Nationwide Health Properties       | 1,362,200 | 31,739,260  |
|             | Ventas                             | 335,000   | 10,787,000  |
|             |                                    |           | 182,696,498 |
| HOTEL       | 2.9%                               |           |             |
|             | DiamondRock Hospitality Co.        | 565,600   | 6,645,800   |
|             | Hospitality Properties Trust       | 545,200   | 23,367,272  |
|             | Strategic Hotel Capital            | 671,500   | 12,261,590  |
|             |                                    |           | 42,274,662  |
| INDUSTRIAL  | 3.0%                               |           |             |
|             | First Industrial Realty Trust      | 1,073,900 | 43,009,695  |
| MORTGAGE    | 2.5%                               |           |             |
|             | Gramercy Capital Corp.             | 200,000   | 4,792,000   |
|             | Newcastle Investment Corp.         | 1,135,074 | 31,668,565  |
|             |                                    |           | 36,460,565  |

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS--(Continued)  
September 30, 2005 (Unaudited)

Number

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|                                       |       | of Shares | Value         |
|---------------------------------------|-------|-----------|---------------|
|                                       |       | -----     | -----         |
| OFFICE                                | 26.0% |           |               |
| American Financial Realty Trust       |       | 1,404,900 | \$ 19,949,580 |
| Arden Realty                          |       | 1,488,700 | 61,289,779    |
| Brandywine Realty Trust               |       | 787,800   | 24,492,702    |
| CarrAmerica Realty Corp.              |       | 935,700   | 33,638,415    |
| Equity Office Properties Trust        |       | 2,533,300 | 82,864,243    |
| Highwoods Properties                  |       | 910,200   | 26,860,002    |
| HRPT Properties Trust                 |       | 1,466,100 | 18,194,301    |
| Mack-Cali Realty Corp.                |       | 1,199,500 | 53,905,530    |
| Maguire Properties                    |       | 1,286,100 | 38,647,305    |
| Prentiss Properties Trust             |       | 389,100   | 15,797,460    |
| Reckson Associates Realty Corp.       |       | 87,500    | 3,023,125     |
|                                       |       |           | -----         |
|                                       |       |           | 378,662,442   |
| OFFICE/INDUSTRIAL                     | 5.2%  |           |               |
| Duke Realty Corp.                     |       | 584,600   | 19,806,248    |
| Liberty Property Trust                |       | 1,143,300 | 48,635,982    |
| Mission West Properties               |       | 778,800   | 7,819,152     |
|                                       |       |           | -----         |
|                                       |       |           | 76,261,382    |
| RESIDENTIAL - APARTMENT               | 11.1% |           |               |
| American Campus Communities           |       | 275,500   | 6,617,510     |
| AMLI Residential Properties Trust     |       | 590,400   | 18,934,128    |
| Apartment Investment & Management Co. |       | 270,200   | 10,478,356    |
| Archstone-Smith Trust                 |       | 1,052,067 | 41,945,911    |
| Camden Property Trust                 |       | 581,800   | 32,435,350    |
| Education Realty Trust                |       | 399,300   | 6,668,310     |
| GMH Communities Trust                 |       | 604,200   | 8,863,614     |
| Home Properties                       |       | 348,700   | 13,686,475    |
| Mid-America Apartment Communities     |       | 349,000   | 16,231,990    |
| Town and Country Trust                |       | 173,400   | 5,032,068     |
|                                       |       |           | -----         |
|                                       |       |           | 160,893,712   |
|                                       |       |           | -----         |

SCHEDULE OF INVESTMENTS--(Continued)  
September 30, 2005 (Unaudited)

|  |       | Number<br>of Shares | Value         |
|--|-------|---------------------|---------------|
|  |       | -----               | -----         |
| SELF STORAGE                           | 1.4%  |                     |               |
| Extra Space Storage (Restricted) (b,c) |       | 94,500              | \$ 1,380,739  |
| Sovran Self Storage                    |       | 222,200             | 10,876,690    |
| U-Store-It Trust                       |       | 402,600             | 8,160,702     |
|  |       |                     | -----         |
|  |       |                     | 20,418,131    |
|  |       |                     | -----         |
| SHOPPING CENTER                        | 11.9% |                     |               |
| COMMUNITY CENTER                       | 7.9%  |                     |               |
| Cedar Shopping Centers                 |       | 577,300             | 8,353,531     |
| Heritage Property Investment Trust     |       | 1,849,600           | 64,736,000    |
| Inland Real Estate Corp.               |       | 395,700             | 6,196,662     |
| New Plan Excel Realty Trust            |       | 1,029,800           | 23,633,910    |
| Ramco-Gershenson Properties Trust      |       | 390,000             | 11,384,100    |
|  |       |                     | -----         |
|  |       |                     | 114,304,203   |
|  |       |                     | -----         |
| REGIONAL MALL                          | 4.0%  |                     |               |
| Glimcher Realty Trust                  |       | 1,834,600           | 44,892,662    |
| Macerich Co.                           |       | 215,200             | 13,975,088    |
|  |       |                     | -----         |
|  |       |                     | 58,867,750    |
|  |       |                     | -----         |
| TOTAL SHOPPING CENTER                  |       |                     | 173,171,953   |
|  |       |                     | -----         |
| TOTAL COMMON STOCK                     |       |                     |               |
| (Identified cost-\$930,170,017)        |       |                     | 1,211,462,302 |
|  |       |                     | -----         |

SCHEDULE OF INVESTMENTS--(Continued)  
September 30, 2005 (Unaudited)

|  |       | Number<br>of Shares | Value         |
|--|-------|---------------------|---------------|
| PREFERRED SECURITIES - CAPITAL TRUST                                   | 35.2% |                     |               |
| BANK   | 5.4%  |                     |               |
| AgFirst Farm Credit Bank, 7.30%,<br>due 10/14/49, 144A(d)              |       | 29,100,000          | \$ 29,230,804 |
| Astoria Capital Trust I, 9.75%,<br>due 11/1/29, Series B               |       | 13,500,000          | 15,747,750    |
| First Tennessee Bank, 144A (FRN) (d)                                   |       | 2,000               | 2,020,000     |
| Great Western Financial Trust II, 8.206%,<br>due 2/1/27, Series A      |       | 2,232,000           | 2,404,380     |
| Roslyn Preferred Trust I, 4.78%,<br>due 4/1/32, (FRN), 144A(d)         |       | 7,500,000           | 7,537,500     |
| Roslyn Real Estate Asset Corp., 4.813%,<br>due 9/30/08, Series D (FRN) |       | 100                 | 10,025,000    |
| Sky Financial Capital Trust I, 9.75%,<br>due 5/1/30, Series B          |       | 3,000,000           | 3,473,700     |
| Webster Capital Trust I, 9.36%,<br>due 1/29/27, 144A(d)                |       | 7,300,000           | 7,945,685     |
|  |       |                     | 78,384,819    |
| BANK-FOREIGN   | 7.4%  |                     |               |
| BNP Paribas Capital Trust V, 7.20%,<br>due 12/31/49                    |       | 19,550,000          | 20,168,484    |
| CA Preferred Funding Trust, 7.00%,<br>due 1/29/49 (Eurobond)           |       | 25,200,000          | 26,160,473    |
| HBOS Capital Funding LP, 6.85%, due 3/01/49                            |       | 25,000,000          | 25,735,825    |
| HSBC Capital Funding LP, 10.176%,<br>due 12/31/49, 144A (d)            |       | 9,680,000           | 15,039,351    |
| RBS Capital Trust B, 6.80%, due 12/05/49                               |       | 19,700,000          | 20,103,161    |
|  |       |                     | 107,207,294   |

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS--(Continued)  
September 30, 2005 (Unaudited)

|   |      | Number<br>of Shares | Value         |
|---|------|---------------------|---------------|
| ELECTRIC - INTEGRATED   | 3.0% |                     |               |
| Dominion Resources Capital Trust III,<br>8.40%, due 1/15/31     |      | 21,732,000          | \$ 26,838,759 |
| DPL Capital Trust II, 8.125%, due 9/01/31                       |      | 3,000,000           | 3,645,000     |
| Energy Arkansas, 7.40%, Series                                  |      | 12,099              | 1,237,123     |
| Enterprise Capital Trust II,<br>due 6/30/28, Series B           |      | 3,000,000           | 2,976,357     |
| Southern California Edison Co.,<br>6.125%, Series B             |      | 92,500              | 9,291,625     |
|   |      |                     | 43,988,864    |
| FINANCE   | 4.9% |                     |               |
| CREDIT CARD   | 0.4% |                     |               |
| MBNA Capital, 8.278%, due 12/1/26,<br>Series A                  |      | 5,200,000           | 5,587,697     |
| DIVERSIFIED FINANCIAL SERVICES                                  | 2.2% |                     |               |
| Old Mutual Capital Funding, 8.00%,<br>due 5/29/49 (Eurobond)    |      | 29,950,000          | 31,360,435    |
| INVESTMENT BANKER/BROKER  | 1.4% |                     |               |
| JPM Capital Trust I, 7.54%, due 1/15/27                         |      | 1,925,000           | 2,049,101     |
| NBP Capital Trust III, 7.375%, due 10/29/49                     |      | 16,900,000          | 17,977,341    |
|   |      |                     | 20,026,442    |
| MORTGAGE LOAN/BROKER  | 0.9% |                     |               |
| Countrywide Capital III, 8.05%,<br>due 6/15/27, Series B (SKIS) |      | 11,285,000          | 13,580,595    |
| TOTAL FINANCE   |      |                     | 70,555,169    |
| FOOD  | 1.5% |                     |               |
| Dairy Farmers of America, 7.875%,<br>144A(b,d)                  |      | 135,000             | 13,209,588    |
| Gruma S.A., 7.75%, due 12/29/49, 144A (d)                       |      | 9,000,000           | 9,213,750     |
|   |      |                     | 22,423,338    |

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS--(Continued)  
September 30, 2005 (Unaudited)

|   |      | Number<br>of Shares | Value        |
|---|------|---------------------|--------------|
| INSURANCE   | 7.3% |                     |              |
| LIFE/HEALTH INSURANCE                                       | 1.2% |                     |              |
| AmerUS Capital I, 8.85%, due 2/1/27,<br>Series A            |      | 2,000,000           | \$ 2,120,348 |
| Liberty Mutual Insurance, 7.697%,<br>due 10/15/97, 144A (d) |      | 15,230,000          | 15,535,910   |
|   |      |                     | 17,656,258   |
| LIFE/HEALTH INSURANCE - FOREIGN                             | 0.2% |                     |              |
| Prudential PLC, 6.50%, due 6/29/49                          |      | 3,000,000           | 3,026,223    |
| MULTI-LINE  | 5.1% |                     |              |
| AFC Capital Trust I, 8.207%, due 2/03/27,<br>Series B (b)   |      | 15,750,000          | 16,630,834   |
| AXA, 7.10%, due 5/29/49 (Eurobond)                          |      | 26,500,000          | 27,385,100   |
| GenAmerica Capital I, 8.525%,<br>due 6/30/27, 144A (d)      |      | 9,000,000           | 9,847,269    |
| USF&G Capital, 8.312%, due 7/1/46, 144A (d)                 |      | 3,845,000           | 4,615,888    |
| Zurich Capital Trust I, 8.376%,<br>due 6/1/37, 144A (d)     |      | 14,212,000          | 15,229,338   |
|   |      |                     | 73,708,429   |
| PROPERTY CASUALTY   | 0.8% |                     |              |
| Oil Casualty Insurance, 8.00%,<br>due 9/15/34, 144A (d)     |      | 8,000,000           | 8,187,720    |
| W.R. Berkley Capital Trust, 8.197%,<br>due 12/15/45         |      | 4,100,000           | 4,210,470    |
|   |      |                     | 12,398,190   |
| TOTAL INSURANCE   |      |                     | 106,789,100  |
| MEDICAL - HOSPITAL  | 1.0% |                     |              |

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|   |      |            |            |
|---|------|------------|------------|
| Columbia/HCA, 7.50%, due 11/15/95                         |      | 16,534,000 | 15,261,461 |
| OIL - EXPLORATION AND PRODUCTION                          | 0.8% |            |            |
| Pemex Project Funding Master Trust,<br>7.75%, due 9/29/49 |      | 11,000,000 | 11,464,750 |

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS--(Continued)  
September 30, 2005 (Unaudited)

|  |      | Number<br>of Shares | Value         |
|--|------|---------------------|---------------|
| PIPELINES  | 1.7% |                     |               |
| K N Capital Trust I, 8.56%, due 4/15/27,<br>Series B (TruPS)                     |      | 9,513,000           | \$ 10,283,943 |
| K N Capital Trust III, 7.63%, due 4/15/28,<br>(TruPS)                            |      | 13,330,000          | 15,108,755    |
|  |      |                     | 25,392,698    |
| REAL ESTATE  | 0.4% |                     |               |
| BF Saul Real Estate Investment Trust,<br>7.50%, due 3/01/14, 144A(d)             |      | 5,000,000           | 5,150,000     |
| RETAIL   | 0.4% |                     |               |
| JC Penney Co., 7.625%, due 3/01/97   |      | 5,000,000           | 5,150,000     |
| TELECOMMUNICATION SERVICES   | 1.4% |                     |               |
| Centaur Funding Corp., 9.08%,<br>due 4/21/20, 144A(d)                            |      | 15,954              | 20,178,938    |
| TOTAL PREFERRED SECURITIES -<br>CAPITAL TRUST<br>(Identified cost-\$500,074,862) |      |                     | 511,946,431   |

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| PREFERRED SECURITIES - \$25 PAR VALUE                  | 27.9% |        |           |
|--|-------|--------|-----------|
| AUTOMOTIVE   | 0.1%  |        |           |
| DaimlerChrysler, 7.25%, due 8/01/97,<br>Series (CBTCS) |       | 36,808 | 925,721   |
| DaimlerChrysler, 7.50%, due 8/01/97,<br>Series (CBTCS) |       | 45,000 | 1,145,250 |
|  |       |        | 2,070,971 |

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS--(Continued)  
September 30, 2005 (Unaudited)

|   |      | Number<br>of Shares | Value        |
|---|------|---------------------|--------------|
| BANK  | 2.5% |                     |              |
| ASBC Capital I, 7.625%, due 6/15/32,<br>Series A (TOPrS)          |      | 75,500              | \$ 1,970,550 |
| Cobank ACB, 7.00%, 144A(d)  |      | 200,000             | 10,500,000   |
| Colonial Capital Trust IV, 7.875%,<br>due 10/01/33, Series        |      | 390,000             | 10,044,450   |
| Countrywide Capital IV, 6.75%,<br>due 4/01/33, Series             |      | 71,100              | 1,806,651    |
| First Republic Bank, 6.70%, Series A                              |      | 216,500             | 5,479,615    |
| Fleet Capital Trust VIII, 7.20%,<br>due 3/15/32, Series           |      | 87,900              | 2,254,635    |
| HSBC USA, Series F  |      | 46,000              | 1,167,480    |
| JPM Chase Capital XVI, 6.35%,<br>due 6/01/35, Series P            |      | 120,000             | 3,016,800    |
| Old Second Bancorp Capital Trust I, 7.80%,<br>due 6/30/33, Series |      | 55,550              | 595,496      |

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|   |      |         |            |
|---|------|---------|------------|
|   |      |         | 36,835,677 |
| <hr/>   |      |         |            |
| BANK-FOREIGN  | 2.0% |         |            |
| Abbey National PLC, 7.375%, Series C                        |      | 493,264 | 12,854,460 |
| Banco Santander Central Hispano SA,<br>6.41%, Series 1      |      | 125,000 | 3,225,000  |
| HSBC Holdings PLC, 6.20%, Series A                          |      | 200,000 | 4,980,000  |
| Northern Rock PLC, 8.00%, Series                            |      | 30,000  | 755,400    |
| Royal Bank of Scotland Group PLC, 7.25%,<br>Series H        |      | 55,600  | 1,420,024  |
| Royal Bank of Scotland Group PLC, 6.35%,<br>Series N, (ADR) |      | 200,000 | 5,082,000  |
| <hr/>   |      |         |            |
|   |      |         | 28,316,884 |
| <hr/>   |      |         |            |

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS--(Continued)  
September 30, 2005 (Unaudited)

|   |      | Number<br>of Shares | Value        |
|---|------|---------------------|--------------|
| <hr/>   |      |                     |              |
| ELECTRIC - INTEGRATED   | 1.9% |                     |              |
| Aquila, 7.875%, due 3/01/32, Series                             |      | 42,400              | \$ 1,064,240 |
| DTE Energy Trust II, 7.50%, due 6/01/44,<br>Series              |      | 76,800              | 2,012,160    |
| Energy East Capital Trust I, 8.25%,<br>due 7/31/31, Series      |      | 61,000              | 1,579,900    |
| Entergy Mississippi, 6.25%, Series                              |      | 120,000             | 2,916,000    |
| Enterprise Capital Trust, 7.44%                                 |      | 214,900             | 5,361,755    |
| Enterprise Capital Trust III, 7.25%,<br>due 6/30/47, Series C   |      | 69,700              | 1,738,318    |
| Northern States Power Co., 8.00%,<br>due 7/01/42, Notes (PINES) |      | 41,700              | 1,091,706    |
| NVP Capital I, 8.20%, due 3/31/37, Series A                     |      | 2,600               | 65,286       |

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|   |      |         |            |
|---|------|---------|------------|
| NVP Capital III, 7.75%, due 9/30/38,<br>Series B                        |      | 81,900  | 2,055,690  |
| PSEG Funding Trust II, 8.75%, due 12/31/32,<br>Series                   |      | 199,900 | 5,307,345  |
| Puget Sound Energy Capital Trust II, 8.40%,<br>due 6/30/41 (TOPrS)      |      | 70,800  | 1,808,232  |
| Sierra Pacific Power Co., 7.80%, Series 1                               |      | 40,000  | 1,008,000  |
| Virginia Power Capital Trust II, 7.375%,<br>due 7/30/42, Series (TruPS) |      | 79,761  | 2,083,357  |
|   |      |         | 28,091,989 |
| <br>  |      |         |            |
| FINANCE   | 1.3% |         |            |
| CIT Group, 6.35%, Series A  |      | 200,000 | 5,074,000  |
| MBNA Capital, 8.125%, Series D (TruPS)                                  |      | 234,100 | 6,168,535  |
| MBNA Capital, 8.10%, due 2/15/33,<br>Series E (TOPrs)                   |      | 166,300 | 4,431,895  |
| Merrill Lynch & Co., Series 1 (FRN)                                     |      | 140,000 | 3,521,000  |
|   |      |         | 19,195,430 |
|   |      |         |            |

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS--(Continued)  
September 30, 2005 (Unaudited)

|  |      | Number<br>of Shares | Value        |
|--|------|---------------------|--------------|
|  |      |                     |              |
| GAS-DISTRIBUTION   | 3.2% |                     |              |
| Dominion CNG Capital Trust I, 7.80%,<br>due 10/31/41, Series |      | 78,700              | \$ 2,043,839 |
| Laclede Capital Trust I, 7.70%,<br>due 12/01/32 (TOPrS)      |      | 56,300              | 1,469,430    |
| Southern Union Co., 7.55%, Series A (e)                      |      | 1,040,000           | 27,684,800   |
| Southwest Gas Capital Trust II, 7.70%,                       |      |                     |              |

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|   |      |         |            |
|---|------|---------|------------|
| due 9/15/43, Series   |      | 600,000 | 15,780,000 |
|   |      |         | -----      |
|   |      |         | 46,978,069 |
|   |      |         | -----      |
| INSURANCE   | 5.6% |         |            |
| LIFE/HEALTH INSURANCE                                       | 0.6% |         |            |
| AmerUs Group Co., 7.25%, Series A                           |      | 120,000 | 2,976,000  |
| Principal Financial Group, 6.518%, Series B                 |      | 200,000 | 5,350,000  |
|   |      |         | -----      |
|   |      |         | 8,326,000  |
|   |      |         | -----      |
| LIFE/HEALTH INSURANCE - FOREIGN                             | 0.2% |         |            |
| Prudential PLC, 6.50%, Series A                             |      | 120,000 | 3,018,000  |
|   |      |         | -----      |
| MULTI-LINE  | 2.8% |         |            |
| Aegon NV, 6.375%, Series                                    |      | 400,000 | 10,196,000 |
| ING Groep NV, 7.05%, Series                                 |      | 241,600 | 6,257,440  |
| ING Groep NV, 7.20%, Series                                 |      | 165,700 | 4,326,427  |
| MetLife, 6.50%, Series B                                    |      | 800,000 | 20,280,000 |
|   |      |         | -----      |
|   |      |         | 41,059,867 |
|   |      |         | -----      |
| PROPERTY CASUALTY   | 1.4% |         |            |
| ACE Ltd; 7.80%, Series C                                    |      | 389,300 | 10,258,055 |
| Berkley W R Capital Trust II, 6.75%,<br>due 7/26/45, Series |      | 380,000 | 9,367,000  |
|   |      |         | -----      |
|   |      |         | 19,625,055 |
|   |      |         | -----      |
| REINSURANCE   | 0.2% |         |            |
| EverestRe Capital Trust II, 6.20%,<br>due 3/29/34, Series B |      | 100,000 | 2,329,000  |
|   |      |         | -----      |

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|   |      | Number<br>of Shares | Value        |
|---|------|---------------------|--------------|
|   |      | -----               | -----        |
| REINSURANCE - FOREIGN                                       | 0.4% |                     |              |
| PartnerRe Ltd., 6.75%, Series C                             |      | 206,500             | \$ 5,176,955 |
| PartnerRe Ltd., 6.50%, Series D                             |      | 54,000              | 1,341,900    |
|   |      |                     | -----        |
|   |      |                     | 6,518,855    |
|   |      |                     | -----        |
| TOTAL INSURANCE   |      |                     | 80,876,777   |
|   |      |                     | -----        |
| MEDIA   | 1.5% |                     |              |
| CABLE TELEVISION  | 0.8% |                     |              |
| Shaw Communications, 8.50%, Series B (COPrS)                |      | 479,700             | 12,193,974   |
|   |      |                     | -----        |
| DIVERSIFIED SERVICES  | 0.7% |                     |              |
| AOL Time Warner, 7.625%, due 5/01/32,<br>Series A-1 (CABCO) |      | 117,600             | 3,122,280    |
| Liberty Media Corp., 8.75%, due 2/01/30,<br>(CBTCS)         |      | 153,600             | 3,898,368    |
| Liberty Media Corp., 8.75%, (PPLUS)                         |      | 95,345              | 2,407,461    |
|   |      |                     | -----        |
|   |      |                     | 9,428,109    |
|   |      |                     | -----        |
| TOTAL MEDIA   |      |                     | 21,622,083   |
|   |      |                     | -----        |
| OIL - EXPLORATION   | 1.1% |                     |              |
| Nexen, 7.35%, due 11/1/43, Series B                         |      | 608,660             | 15,952,979   |
|   |      |                     | -----        |
| REAL ESTATE   | 7.5% |                     |              |
| DIVERSIFIED   | 1.4% |                     |              |
| Digital Realty Trust, 8.50%, Series A                       |      | 29,000              | 764,150      |
| Digital Realty Trust, 7.875%, Series B                      |      | 40,000              | 998,000      |
| iStar Financial, 7.875%, Series E                           |      | 400,000             | 10,460,000   |
| iStar Financial, 7.80%, Series F                            |      | 243,600             | 6,457,836    |
| iStar Financial, 7.65%, Series G                            |      | 80,000              | 2,014,400    |
|   |      |                     | -----        |
|   |      |                     | 20,694,386   |
|   |      |                     | -----        |
| HEALTH CARE   | 0.5% |                     |              |
| Health Care REIT, 7.875%, Series D                          |      | 100,000             | 2,589,500    |
| Health Care REIT, 7.625%, Series F                          |      | 10,000              | 253,000      |
| Omega Healthcare Investors, 8.375%, Series D                |      | 200,000             | 5,188,000    |
|   |      |                     | -----        |
|   |      |                     | 8,030,500    |
|   |      |                     | -----        |

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS--(Continued)  
September 30, 2005 (Unaudited)

|  |      | Number<br>of Shares | Value                  |
|--|------|---------------------|------------------------|
| <hr/>  |      |                     |                        |
| HOTEL  | 0.3% |                     |                        |
| Eagle Hospitality Properties Trust, 8.25%,<br>Series A     |      | 50,000              | \$ 1,255,000           |
| Innkeepers USA Trust, 8.00%, Series C                      |      | 93,500              | 2,445,025              |
|  |      |                     | <hr/> 3,700,025 <hr/>  |
| OFFICE   | 1.7% |                     |                        |
| Cousins Properties, 7.75%, Series A                        |      | 457,500             | 11,895,000             |
| Kilroy Realty Corp., 7.80%, Series E                       |      | 100,000             | 2,556,000              |
| Maguire Properties, 7.625%, Series A                       |      | 248,900             | 6,309,615              |
| SL Green Realty Corp., 7.625%, Series C                    |      | 100,000             | 2,539,000              |
| SL Green Realty Corp., 7.875%, Series D                    |      | 60,000              | 1,544,400              |
|  |      |                     | <hr/> 24,844,015 <hr/> |
| RESIDENTIAL - APARTMENT                                    | 2.1% |                     |                        |
| Apartment Investment & Management Co.,<br>8.00%, Series T  |      | 93,700              | 2,370,610              |
| Apartment Investment & Management Co.,<br>8.00%, Series V  |      | 101,000             | 2,565,400              |
| Apartment Investment & Management Co.,<br>7.875%, Series Y |      | 110,000             | 2,761,000              |
| Associated Estates Realty Corp., 8.70%,<br>Series B        |      | 40,000              | 1,042,000              |
| Hovnanian Enterprises, 7.625%, Series A                    |      | 130,500             | 3,151,445              |
| Mid-America Apartment Communities, 8.30%,<br>Series H      |      | 690,600             | 18,024,660             |
|  |      |                     | <hr/> 29,915,115 <hr/> |
| SHOPPING CENTER  | 1.5% |                     |                        |
| COMMUNITY CENTER   | 0.3% |                     |                        |
| Developers Diversified Realty Corp., 8.00%,<br>Series G    |      | 38,700              | 1,003,104              |
| Developers Diversified Realty Corp., 7.50%,<br>Series I    |      | 47,800              | 1,216,032              |
| Saul Centers, 8.00%, Series A                              |      | 69,400              | 1,814,810              |
|  |      |                     | <hr/> 4,033,946 <hr/>  |

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS--(Continued)  
September 30, 2005 (Unaudited)

|   |      | Number<br>of Shares | Value        |
|---|------|---------------------|--------------|
| REGIONAL MALL   | 1.2% |                     |              |
| Glimcher Realty Trust, 8.75%, Series F  |      | 277,800             | \$ 7,170,018 |
| Glimcher Realty Trust, 8.125%, Series G   |      | 240,000             | 6,093,600    |
| Mills Corp., 8.75%, Series E  |      | 197,600             | 5,236,400    |
|   |      |                     | 18,500,018   |
| TOTAL SHOPPING CENTER   |      |                     | 22,533,964   |
| TOTAL REAL ESTATE   |      |                     | 109,718,005  |
| TELECOMMUNICATION SERVICES  | 1.2% |                     |              |
| Telephone & Data Systems, 6.625%,<br>due 3/31/45, Series                          |      | 249,852             | 6,266,288    |
| Telephone & Data Systems, 7.60%,<br>due 12/01/41, Series A                        |      | 197,800             | 5,053,790    |
| United States Cellular Corp., 7.50%,<br>due 6/15/34, Series                       |      | 201,500             | 5,299,450    |
| Verizon South, 7.00%, due 4/30/41, Series F                                       |      | 4,000               | 102,040      |
|   |      |                     | 16,721,568   |
| TOTAL PREFERRED SECURITIES -<br>\$25 PAR VALUE<br>(Identified cost-\$399,195,122) |      |                     | 406,380,432  |

Principal

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|  |      | Amount       |           |
|--|------|--------------|-----------|
|  |      | -----        |           |
| CORPORATE BONDS  | 1.3% |              |           |
| CELLULAR TELECOMMUNICATIONS                                      | 0.1% |              |           |
| Rogers Wireless Communications, 8.00%,<br>due 12/15/12, 144A (d) |      | \$ 1,000,000 | 1,061,250 |
| MEDIA  | 0.5% |              |           |
| Liberty Media Corp., 8.25%, due 2/01/30                          |      | 5,250,000    | 5,053,660 |
| Rogers Cable, 8.75%, due 5/01/32                                 |      | 3,000,000    | 3,442,500 |
|  |      |              | -----     |
|  |      |              | 8,496,160 |
|  |      |              | -----     |

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

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SCHEDULE OF INVESTMENTS--(Continued)  
September 30, 2005 (Unaudited)

|  |      | Principal<br>Amount | Value         |
|--|------|---------------------|---------------|
|  |      | -----               | -----         |
| TELEPHONE - INTEGRATED   | 0.7% |                     |               |
| Citizens Communications Co., 9.00%,<br>due 8/15/31                               |      | \$ 9,925,000        | \$ 10,111,094 |
| TOTAL CORPORATE BONDS  |      |                     | -----         |
| (Identified cost-\$20,778,547)   |      |                     | 19,668,504    |
| COMMERCIAL PAPER   | 0.1% |                     |               |
| San Paolo U.S. Finance Co., 2.75%,<br>due 10/03/05 (Identified cost-\$1,689,742) |      | 1,690,000           | 1,689,742     |
|  |      |                     | -----         |
| TOTAL INVESTMENTS  |      |                     |               |

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|   |         |                 |
|---|---------|-----------------|
| (Identified cost \$1,851,908,290)   | 147.8%  | 2,151,147,411   |
| OTHER ASSETS IN EXCESS OF LIABILITIES   | 2.1%    | 29,916,225      |
| LIQUIDATION VALUE OF PREFERRED SHARES   | (49.9)% | (726,000,000)   |
| NET ASSETS APPLICABLE TO COMMON SHARES<br>(Equivalent to \$30.16 per share based on<br>48,251,666 shares of common stock outstanding) | 100.0%  | \$1,455,063,636 |

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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) Fair valued security. Aggregate holdings equal 2.1% of net assets applicable to common shares.
- (c) Resale is restricted. Security acquired 6/20/05 at a cost of \$1,272,915; equals 0.1% of net assets applicable to common shares.
- (d) Resale is restricted to qualified institutional investors. Aggregate holdings equal 12.0% of net assets applicable to common shares.
- (e) 74,000 shares segregated as collateral for interest rate swap transactions.

September 30, 2005 (Unaudited)

Glossary of Portfolio Abbreviations

|       |  |
|-------|--|
| ADR   | American Depositary Receipt            |
| CABCO | Corporate Asset Backed Corporation     |
| CBTCS | Corporate Backed Trust Certificates    |
| COPrS | Canadian Origin Preferred Securities   |
| FRN   | Floating Rate Note                     |
| PINES | Public Income Notes                    |
| PPLUS | Preferred Plus Trust                   |
| SKIS  | Subordinated Capital Income Securities |
| TOPrS | Trust Originated Preferred Securities  |
| TruPS | Trust Preferred Securities             |

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 COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.  
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SCHEDULE OF INVESTMENTS--(Continued)  
 September 30, 2005 (Unaudited)

Interest Rate Swaps:

| Counterparty             | Notional Amount | Fixed Rate | Floating Rate(a)<br>(reset monthly) | Termination Date |
|--------------------------|-----------------|------------|-------------------------------------|------------------|
| Merrill Lynch Derivative | \$43,625,000    | 3.320%     | 3.818%                              | October 22, 2007 |
| Merrill Lynch Derivative | \$58,500,000    | 3.207%     | 3.700%                              | October 2, 2008  |
| Merrill Lynch Derivative | \$20,000,000    | 3.410%     | 3.740%                              | January 13, 2009 |

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|                      |              |        |        |                    |
|----------------------|--------------|--------|--------|--------------------|
| Royal Bank of Canada | \$58,125,000 | 3.398% | 3.830% | August 25, 2007    |
| Royal Bank of Canada | \$43,250,000 | 3.452% | 3.771% | September 16, 2008 |
| UBS AG               | \$58,125,000 | 2.832% | 3.830% | August 25, 2006    |
| UBS AG               | \$58,125,000 | 3.990% | 3.830% | August 25, 2009    |
| UBS AG               | \$58,125,000 | 4.397% | 3.830% | August 25, 2010    |
| UBS AG               | \$58,125,000 | 4.595% | 3.830% | August 25, 2011    |

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(a) Based on LIBOR (London Interbank Offered Rate). Represents rates in effect at September 30, (2005.)

### 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.

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

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Name: Adam M. Derechin  
Title: President

Date: November 17, 2005

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

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Name: Adam M. Derechin  
Title: President and principal  
                  executive officer

Date: November 17, 2005

By: /s/ Jay J. Chen

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