

COHEN & STEERS REIT & PREFERRED INCOME FUND INC
Form N-Q
May 23, 2014

**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)

Tina M. Payne

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: March 31, 2014

Item 1. Schedule of Investments

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS

March 31, 2014 (Unaudited)

	Number of Shares	Value
COMMON STOCK REAL ESTATE 69.9%		
DIVERSIFIED 6.0%		
American Assets Trust(a)	175,367	\$ 5,916,883
American Realty Capital Properties(a),(b)	769,268	10,785,137
Cousins Properties(a)	674,083	7,731,732
Forest City Enterprises, Class A(a),(b),(c)	235,858	4,504,888
Vornado Realty Trust(a),(b)	267,354	26,350,410
		55,289,050
HEALTH CARE 7.1%		
Aviv REIT(a)	287,625	7,032,431
Health Care REIT(a),(b)	238,005	14,185,098
Omega Healthcare Investors	247,989	8,312,591
Ventas(a),(b)	600,687	36,383,612
		65,913,732
HOTEL 4.4%		
Hersha Hospitality Trust(a),(b)	986,964	5,754,000
Host Hotels & Resorts(a),(b)	665,003	13,459,661
Orient-Express Hotels Ltd., Class A (Bermuda)(c)	206,487	2,975,478
Strategic Hotels & Resorts(a),(c)	925,606	9,431,925
Sunstone Hotel Investors(a)	672,202	9,229,333
		40,850,397
INDUSTRIALS 5.3%		
First Industrial Realty Trust(a)	174,616	3,373,581
Gramercy Property Trust(d)	725,502	3,743,590
Prologis(a),(b)	925,417	37,784,776
STAG Industrial	172,897	4,166,818
		49,068,765
OFFICE 11.8%		
Boston Properties(a),(b)	226,137	25,899,471
Corporate Office Properties Trust(a)	320,421	8,536,015
Douglas Emmett(a)	382,532	10,381,918
Empire State Realty Trust, Class A(a)	435,908	6,586,570
Hudson Pacific Properties(a),(b)	291,826	6,732,426
Kilroy Realty Corp.	184,976	10,835,894
Parkway Properties(a)	619,746	11,310,364
PS Business Parks(a)	100,830	8,431,405

SL Green Realty Corp.(a),(b)	211,606	\$	21,291,796
			110,005,859
RESIDENTIAL APARTMENT 9.9%			
Apartment Investment & Management Co.(a),(b)	264,535		7,994,247
AvalonBay Communities(a)	65,019		8,538,295
Education Realty Trust(a)	649,079		6,406,410
Equity Residential(a),(b)	725,913		42,095,695
Essex Property Trust(a)	49,997		8,501,990
UDR(a),(b)	711,288		18,372,569
			91,909,206
SELF STORAGE 5.9%			
CubeSmart(a),(b)	327,876		5,626,352
Extra Space Storage	154,860		7,512,259
Public Storage(a),(b)	189,060		31,854,720
Sovran Self Storage(a)	131,376		9,649,567
			54,642,898
SHOPPING CENTERS 17.9%			
COMMUNITY CENTER 5.5%			
Kimco Realty Corp.(a),(b)	809,291		17,707,287
Ramco-Gershenson Properties Trust(a),(b)	395,910		6,453,333
Regency Centers Corp.(a),(b)	249,571		12,743,095
Tanger Factory Outlet Centers(a)	130,112		4,553,920
Weingarten Realty Investors(a),(b)	317,235		9,517,050
			50,974,685
FREE STANDING 0.8%			
Realty Income Corp.(a),(b)	183,063		7,479,954
REGIONAL MALL 11.6%			
General Growth Properties(a),(b)	619,980		13,639,560
Glimcher Realty Trust(a)	831,850		8,343,456
Macerich Co. (The)(a),(b)	265,189		16,529,230
Simon Property Group(a),(b)	373,664		61,280,896
Taubman Centers	116,829		8,270,325
			108,063,467
TOTAL SHOPPING CENTERS			166,518,106
SPECIALTY 1.6%			
Digital Realty Trust(a),(b)	253,063		13,432,584

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	Number of Shares	Value
Weyerhaeuser Co.	44,944	\$ 1,319,107
		14,751,691
TOTAL COMMON STOCK (Identified cost \$479,032,342)		648,949,704
PREFERRED SECURITIES \$25 PAR VALUE 24.1%		
BANKS 7.0%		
AgriBank FCB, 6.875%, (\$100 Par Value)	38,000	3,919,939
Citigroup, 6.875%, Series K	121,050	3,155,774
CoBank ACB, 6.25%, 144A (\$100 Par Value)(a),(e)	33,000	3,355,688
CoBank ACB, 6.125%, Series G (\$100 Par Value)	46,500	3,942,330
Countrywide Capital IV, 6.75%, due 4/1/33(a),(b)	238,687	6,050,715
Countrywide Capital V, 7.00%, due 11/1/36(a)	362,112	9,233,856
Farm Credit Bank of Texas, 6.75%, 144A(e)	63,000	6,445,688
Fifth Third Bancorp, 6.625%, Series I	141,740	3,757,527
First Niagara Financial Group, 8.625%, Series B	60,000	1,704,600
Huntington Bancshares, 8.50%, Series A (\$1,000 Par Value)(Convertible)(a)	4,156	5,361,282
PNC Financial Services Group, 6.125%, Series P(a)	192,500	5,141,675
US Bancorp, 6.50%, Series F(a)	78,991	2,243,344
Wells Fargo & Co., 5.85%	90,700	2,258,430
Wells Fargo & Co., 6.625%	46,774	1,270,382
Zions Bancorp, 7.90%, Series F(a)	168,802	4,783,849
Zions Bancorp, 6.30%, Series G	85,441	2,127,481
		64,752,560
BANKS FOREIGN 1.4%		
Barclays Bank PLC, 7.75%, Series IV (United Kingdom)	100,000	2,594,000
Barclays Bank PLC, 8.125%, Series V (United Kingdom)	250,000	6,502,500
National Westminster Bank PLC, 7.76%, Series C (United Kingdom)(a)	172,192	4,406,393
		13,502,893
ELECTRIC INTEGRATED 0.5%		
Integrus Energy Group, 6.00%, due 8/1/73(f)	181,652	4,579,447
FINANCE INVESTMENT BANKER/BROKER 0.7%		
Morgan Stanley, 6.875%	234,598	6,080,780
INDUSTRIALS CHEMICALS 0.7%		
CHS, 7.10%, Series II	260,000	6,960,200

	Number of Shares	Value
INSURANCE 4.9%		
LIFE/HEALTH INSURANCE 0.4%		
Principal Financial Group, 5.563%, Series A (\$100 Par Value)	20,000	\$ 2,061,250
Principal Financial Group, 6.518%, Series B (FRN)	80,000	1,990,400
		4,051,650
LIFE/HEALTH INSURANCE FOREIGN 0.1%		
Aviva PLC, 8.25%, due 12/1/41 (United Kingdom)	22,533	623,263
MULTI-LINE 1.6%		
Hanover Insurance Group/The, 6.35%, due 3/30/53	78,400	1,809,472
Hartford Financial Services Group, 7.875%, due 4/15/42(a)	240,000	7,108,800
Kemper Corp., 7.375%, due 2/27/54	114,350	2,943,369
WR Berkley Corp., 5.625%, due 4/30/53	132,737	2,859,155
		14,720,796
MULTI-LINE FOREIGN 1.2%		
ING Groep N.V., 7.05% (Netherlands)	149,060	3,850,220
ING Groep N.V., 7.375% (Netherlands)(a)	294,873	7,528,108
		11,378,328
REINSURANCE 0.4%		
Reinsurance Group of America, 6.20%, due 9/15/42	140,000	3,708,600
REINSURANCE FOREIGN 1.2%		
Aspen Insurance Holdings Ltd., 5.95% (Bermuda)	138,391	3,433,481
Aspen Insurance Holdings Ltd., 7.25% (Bermuda)	106,000	2,768,720
Axis Capital Holdings Ltd., 6.875%, Series C (Bermuda)	55,284	1,393,157
Endurance Specialty Holdings Ltd., 7.50%, Series B (Bermuda)	94,092	2,462,387
Montpelier Re Holdings Ltd., 8.875% (Bermuda)(a),(b)	36,397	979,807
		11,037,552
TOTAL INSURANCE		45,520,189
INTEGRATED TELECOMMUNICATIONS SERVICES 1.0%		
Qwest Corp., 6.125%, due 6/1/53(a)	150,000	3,304,500
Qwest Corp., 7.00%, due 4/1/52	78,395	1,981,042
Qwest Corp., 7.375%, due 6/1/51(a)	146,586	3,833,224
Telephone & Data Systems, 6.875%, due 11/15/59	7,386	187,309
		9,306,075

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	Number of Shares	Value
REAL ESTATE 7.0%		
DIVERSIFIED 2.0%		
Coresite Realty Corp., 7.25%, Series A	79,200	\$ 1,960,200
EPR Properties, 6.625%, Series F	119,700	2,856,042
Gramercy Property Trust, 8.125%, Series A	203,584	5,067,206
Lexington Realty Trust, 6.50%, Series C (\$50 Par Value)(a)	96,586	4,529,883
National Retail Properties, 5.70%	73,266	1,534,190
NorthStar Realty Finance Corp., 8.50%, Series D	119,300	2,969,377
		18,916,898
HOTEL 0.9%		
Hersha Hospitality Trust, 6.875%, Series C	134,345	3,210,846
Hospitality Properties Trust, 7.125%, Series D	95,000	2,408,250
Pebblebrook Hotel Trust, 7.875%, Series A(a),(b)	100,000	2,593,000
		8,212,096
INDUSTRIALS 0.2%		
Monmouth Real Estate Investment Corp., 7.875%, Series B(g)	87,500	2,242,625
OFFICE 1.0%		
American Realty Capital Properties, 6.70%, Series F	273,710	6,232,377
Corporate Office Properties Trust, 7.375%, Series L(a),(b)		