

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

COHEN & STEERS INC  
Form 13F-HR  
August 14, 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: June 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 August 14, 2009  
-----

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

# Edgar Filing: COHEN & STEERS INC - Form 13F-HR

028-01190

FRANK RUSSELL COMPANY

## Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 1

Form 13F Information Table Entry Total: 333

Form 13F Information Table Value Total: 9,363,431 (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
Abbott Laboratories	COM	002824100	46,441	987,258	SH		Sole	
Acadia Realty Trust	BOND	004239AB5	1,131	1,315,000	SH		Sole	
Acadia Realty Trust	COM	004239109	10,329	791,503	SH		Sole	
ACE Ltd Common	COM	H0023R105	22,504	508,800	SH		Sole	
Advent Claymore Conv	COM	00764C109	2,551	212,418	SH		Sole	
Advent Claymore Glob	COM	007639107	441	67,400	SH		Sole	
Aflac Inc	COM	001055102	65	2,100	SH		Sole	
Alcoa Inc Common	COM	013817101	7,792	754,358	SH		Sole	
Alexander's Inc Comm	COM	014752109	8,606	31,921	SH		Sole	
Alexandria Real Esta	COM	015271109	2,913	81,400	SH		Sole	
Alliance Bernstein I	COM	01881E101	7,997	1,037,200	SH		Sole	
Alliance National Mu	COM	01864U106	789	67,150	SH		Sole	
Alliance World Dolla	COM	01879R106	1,339	130,400	SH		Sole	
Allstate Corp/The Co	COM	020002101	8,389	343,800	SH		Sole	
Alpine Global Premie	COM	02083A103	3,786	809,053	SH		Sole	
Alpine Total Dynamic	COM	021060108	2,854	372,600	SH		Sole	
Altria Group Inc Com	COM	02209S103	31,297	1,909,533	SH		Sole	
AMB Property Corp Co	COM	00163T109	131,471	6,989,425	SH		Sole	
American Campus Comm	COM	024835100	77,352	3,487,472	SH		Sole	
American Electric Po	COM	025537101	42,460	1,469,700	SH		Sole	
American States Wate	COM	029899101	3,889	112,270	SH		Sole	
American Tower Corpo	COM	029912201	4,027	127,724	SH		Sole	
American Water Works	COM	030420103	4,835	253,000	SH		Sole	

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

Apache Corp Common	COM	037411105	14,430	200,000	SH	Sole
Apartment Invt & Mgm	COM	03748R101	86,687	9,795,199	SH	Sole
Archer Daniels Midla	COM	039483102	12,027	449,279	SH	Sole
AT&T Common	COM	00206R102	57,699	2,322,782	SH	Sole
Automatic Data Proce	COM	053015103	9,845	277,800	SH	Sole
AvalonBay Communitie	COM	053484101	105,051	1,877,954	SH	Sole
Bank of America Corp	COM	060505104	20,822	1,577,400	SH	Sole
Bank Of New York Mel	COM	064058100	26,851	916,100	SH	Sole
Barclays Bank 7.10%	PFD	06739H776	31	1,700	SH	Sole
Barclays Bank 8.125%	PFD	06739H362	19,984	967,750	SH	Sole
Barclays Bank Plc 7	PFD	06739H511	1,441	73,400	SH	Sole
Becton Dickinson &am	COM	075887109	34,371	482,000	SH	Sole
BioMed Realty Trust	COM	09063H107	102,246	9,994,648	SH	Sole
Blackrock Corp HY Fu	COM	09255P107	2,947	355,100	SH	Sole
Blackrock Corporate	COM	09255L106	1,368	261,000	SH	Sole
Blackrock Corporate	COM	09255N102	1,896	230,600	SH	Sole
Blackrock Corporate	COM	09255M104	1,416	282,100	SH	Sole
BlackRock Debt Strat	COM	09255R103	987	330,100	SH	Sole
Blackrock Floating r	COM	09255Y108	630	60,300	SH	Sole
Blackrock Global Enr	COM	09250U101	3,827	197,700	SH	Sole
Blackrock Health Sci	COM	09250W107	2,567	123,700	SH	Sole
Blackrock Inc. COM	COM	09247X101	27,857	158,800	SH	Sole
Blackrock Ltd Durati	COM	09249W101	5,241	395,898	SH	Sole
Blackrock Preferred	COM	09249V103	258	30,400	SH	Sole
Blackrock Real Asset	COM	09254B109	6,077	682,000	SH	Sole
Blrk Mnvst Fnd II A	COM	09253T101	647	52,100	SH	Sole
Boeing Co Common	COM	097023105	14,452	340,043	SH	Sole
Boston Properties In	COM	101121101	396,600	8,314,476	SH	Sole
Brandywine Realty Tr	COM	105368203	65,785	8,830,099	SH	Sole
BRE Properties Inc C	COM	05564E106	15,422	649,082	SH	Sole
Brookdale Senior Liv	COM	112463104	55,819	5,730,826	SH	Sole
Brookfield Propertie	COM	112900105	88,168	11,062,510	SH	Sole
Calamos Convertible	COM	12811P108	4,567	446,944	SH	Sole
Calamos Convertible	COM	128117108	1,133	108,200	SH	Sole
Calamos Strat Tot Re	COM	128125101	3,498	461,500	SH	Sole
Camden Property Trus	COM	133131102	29,449	1,066,993	SH	Sole
CBL & Associates Pro	COM	124830100	33,974	6,303,094	SH	Sole
Cemig SA-Spons ADR C	COM	204409601	161	12,000	SH	Sole
CenterPoint Energy,	COM	15189T107	15,538	1,402,346	SH	Sole
Central Fund Canada	COM	153501101	2,152	183,300	SH	Sole
Chevron Corp Common	COM	166764100	47,322	714,300	SH	Sole
Chimera Investment C	COM	16934Q109	8,213	2,353,036	SH	Sole
China Mobile Ltd ADR	COM	16941M109	6,075	121,300	SH	Sole
Clough Global Equity	COM	18914C100	2,983	252,800	SH	Sole
Clough Global Opport	COM	18914E106	9,549	885,785	SH	Sole
CMS Energy Corp 5.5%	BOND	125896BD1	3,135	3,000,000	SH	Sole
CMS Energy Corp Comm	COM	125896100	18,929	1,567,000	SH	Sole
CNOOC Ltd ADR	COM	126132109	960	7,800	SH	Sole
Cogdell Common	COM	19238U107	7,382	1,720,662	SH	Sole
Colgate-Palmolive Co	COM	194162103	15,287	216,100	SH	Sole
Colonial Properties	COM	195872106	18,684	2,524,722	SH	Sole
Consolidated Edison	COM	209115104	8,139	217,500	SH	Sole
Constellation Energy	COM	210371100	181	6,800	SH	Sole
Corning Inc Common	COM	219350105	20,962	1,305,200	SH	Sole
Corporate Office Pro	COM	22002T108	6,446	219,800	SH	Sole
Corrections Corp of	COM	22025Y407	358	21,043	SH	Sole
Costco Wholesale Cor	COM	22160K105	7,056	154,400	SH	Sole
Cousins Properties I	COM	222795106	7,139	839,785	SH	Sole
Covidien PLC Common	COM	G2554F105	11,078	295,900	SH	Sole
Crown Castle Intl Co	COM	228227104	2,126	88,500	SH	Sole
DCP Midstream Partne	COM	23311P100	2,435	112,471	SH	Sole
DCT Industrial Trust	COM	233153105	32,459	7,955,601	SH	Sole

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

Developers Diversifi	BOND	251591AS2	1,050	1,500,000	SH	Sole
Developers Diversifi	COM	251591103	141	28,858	SH	Sole
Devon Energy Corp Co	COM	25179M103	31,074	570,174	SH	Sole
Diageo PLC ADR	COM	25243Q205	6,149	107,400	SH	Sole
DiamondRock Hospital	COM	252784301	600	95,901	SH	Sole
Digital Realty Trust	COM	253868103	98,121	2,737,036	SH	Sole
Disney Co Common	COM	254687106	13,916	596,500	SH	Sole
Dominion Resources I	COM	25746U109	19,270	576,600	SH	Sole
Douglas Emmett Commo	COM	25960P109	31,068	3,455,777	SH	Sole
Dow Chemical Co/The	COM	260543103	3,593	222,600	SH	Sole
DPL Inc Common	COM	233293109	15,236	657,573	SH	Sole
DR Horton Inc Common	COM	23331A109	94	10,000	SH	Sole
Duff & Phelps Utilit	COM	26432K108	977	81,400	SH	Sole
Duke Energy Corp Com	COM	26441C105	72,879	4,995,168	SH	Sole
Duke Realty Corp Com	COM	264411505	159	18,144	SH	Sole
DuPont Fabros Techno	COM	26613Q106	12,248	1,300,244	SH	Sole
DWS Gbl Commodities	COM	23338Y100	1,424	200,537	SH	Sole
DWS RREEF Real Estat	COM	233384106	638	322,347	SH	Sole
DWS RREEF Real Estat	COM	23338X102	267	485,100	SH	Sole
EastGroup Properties	COM	277276101	43,413	1,314,761	SH	Sole
Eaton Vance Enh Eqt	COM	278277108	3,559	289,558	SH	Sole
Eaton Vance Enhanced	COM	278274105	1,479	120,226	SH	Sole
Eaton Vance Float Ra	COM	278279104	1,023	96,700	SH	Sole
Eaton Vance Ltd Dura	COM	27828H105	7,820	610,483	SH	Sole
Eaton Vance Senior F	COM	27828Q105	1,200	114,200	SH	Sole
Eaton Vance Short Du	COM	27828V104	1,670	116,000	SH	Sole
Eaton Vance T/M Buy-	COM	27828X100	2,027	144,393	SH	Sole
Eaton Vance T/M Buy-	COM	27828Y108	5,614	443,106	SH	Sole
Eaton Vance TA Gl Di	COM	27828S101	6,105	569,500	SH	Sole
Eaton Vance TA GL Di	COM	27828U106	2,951	198,200	SH	Sole
Eaton Vance Tax Man	COM	27829C105	8,609	719,165	SH	Sole
Eaton Vance Tax Man	COM	27829F108	7,984	739,926	SH	Sole
Eaton Vance Tax-Adv	COM	27828G107	7,863	651,500	SH	Sole
Eaton Vance Tax-Mgd	COM	27828N102	10,996	935,805	SH	Sole
Education Realty Tru	COM	28140H104	14,920	3,477,997	SH	Sole
Enbridge Energy Comm	COM	29250R106	5,105	132,318	SH	Sole
Energy Income And Gr	COM	292697109	1,422	69,700	SH	Sole
Energy Transfer Equi	COM	29273V100	3,222	127,000	SH	Sole
Energy Transfer Part	COM	29273R109	12,308	303,965	SH	Sole
Entergy Corp Common	COM	29364G103	65,493	844,854	SH	Sole
Enterprise GP Holdin	PRTNRS	293716106	2,940	117,000	SH	Sole
Enterprise Products	COM	293792107	16,021	642,400	SH	Sole
Entertainment Proper	COM	29380T105	3,113	151,095	SH	Sole
EQT Corp Common	COM	26884L109	17,906	512,917	SH	Sole
Equity Lifestyle Pro	COM	29472R108	77,577	2,086,534	SH	Sole
Equity Residential C	COM	29476L107	247,391	11,128,773	SH	Sole
Essex Property Trust	COM	297178105	14,835	238,374	SH	Sole
Evergreen Global Div	COM	30024H101	7,594	836,413	SH	Sole
Evergreen Income Adv	COM	30023Y105	2,408	297,000	SH	Sole
Evergreen Managed In	COM	30024Y104	2,078	168,400	SH	Sole
Evergreen Util & Hig	COM	30034Q109	2,786	241,171	SH	Sole
Exelon Corp Common	COM	30161N101	80,435	1,570,694	SH	Sole
Extra Space Storage	COM	30225T102	18,911	2,264,831	SH	Sole
Exxon Mobil Corp Com	COM	30231G102	53,390	763,697	SH	Sole
F&C / Claymore Pfd S	COM	338478100	3,349	319,262	SH	Sole
F&C / Claymore Total	COM	338479108	2,133	203,100	SH	Sole
Federal Realty Invs	COM	313747206	108,902	2,113,810	SH	Sole
Fiduciary/Claymore M	COM	31647Q106	760	49,661	SH	Sole
First Financial Banc	COM	320209109	407	54,100	SH	Sole
First Trust Aberdeen	COM	337319107	1,207	90,595	SH	Sole
First Trust/Four Crn	COM	33733U108	1,832	186,604	SH	Sole
FirstEnergy Corp Com	COM	337932107	26,927	694,900	SH	Sole

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

FPL Group Inc Common	COM	302571104	109,201	1,920,515	SH	Sole
Franklin Resources I	COM	354613101	7,482	103,900	SH	Sole
Franklin Templeton L	COM	35472T101	2,014	194,000	SH	Sole
Gabelli Dividend & I	COM	36242H104	7,981	791,808	SH	Sole
Gabelli Equity Trust	COM	362397101	2,321	515,700	SH	Sole
Gabelli Global Deal	COM	36245G103	448	33,100	SH	Sole
Gabelli Gold Nat Res	COM	36244N109	794	58,600	SH	Sole
General American Inv	COM	368802104	3,540	188,800	SH	Sole
General Dynamics Cor	COM	369550108	30,848	556,919	SH	Sole
General Electric Co	COM	369604103	24,494	2,089,980	SH	Sole
Goldman Sach Group,	COM	38141G104	25,846	175,300	SH	Sole
Google Inc CL A Comm	COM	38259P508	1,813	4,300	SH	Sole
Great Plains Energy	COM	391164100	2,017	129,697	SH	Sole
H & Q Healthcare Inv	COM	404052102	1,346	125,200	SH	Sole
H & Q Life Sciences	COM	404053100	1,215	140,100	SH	Sole
Harris Corp Common	COM	413875105	25,390	895,300	SH	Sole
HCC Insurance Holdin	COM	404132102	28,246	1,176,381	SH	Sole
HCP Common	COM	40414L109	250,791	11,835,352	SH	Sole
Health Care REIT Inc	COM	42217K106	89,940	2,637,566	SH	Sole
Health Care REIT Inc	PFD	42217K502	539	20,000	SH	Sole
Hewlett-Packard Co C	COM	428236103	5,684	147,074	SH	Sole
Highland Credit Stra	COM	43005Q107	241	49,000	SH	Sole
Highwoods Properties	COM	431284108	62,403	2,789,582	SH	Sole
Home Properties Inc	COM	437306103	53,507	1,569,117	SH	Sole
Hospitality Properti	COM	44106M102	46,081	3,875,595	SH	Sole
Host Hotels & Resort	COM	44107P104	235,177	28,030,674	SH	Sole
HSBC Holdings PLC 6.	PFD	404280604	1,227	67,850	SH	Sole
HSBC Holdings PLC AD	COM	404280406	3,432	82,179	SH	Sole
Iberiabank Corp Comm	COM	450828108	197	5,000	SH	Sole
ING Clarion Global R	COM	44982G104	6,062	1,249,913	SH	Sole
ING Clarion Real Est	COM	449788108	475	121,500	SH	Sole
ING Global Advntge &	COM	44982N109	2,924	230,200	SH	Sole
ING Global Eqty Div	COM	45684E107	684	58,244	SH	Sole
ING Prime Rate Trust	COM	44977W106	885	213,200	SH	Sole
ING Risk Managed Nat	COM	449810100	299	18,831	SH	Sole
Inland Real Estate C	COM	457461200	40,292	5,755,901	SH	Sole
Intel Corp Common	COM	458140100	17,249	1,042,236	SH	Sole
International Busine	COM	459200101	31,631	302,933	SH	Sole
ITC Holdings Corp Co	COM	465685105	12,243	269,900	SH	Sole
John Hancock Pat Pre	COM	41013T105	1,675	210,958	SH	Sole
John Hancock Preferr	COM	41013W108	4,581	304,750	SH	Sole
John Hancock Preferr	COM	41013X106	4,527	306,100	SH	Sole
John Hancock Preferr	COM	41021P103	3,687	295,705	SH	Sole
Johnson & Johnson Co	COM	478160104	45,465	800,436	SH	Sole
Johnson Controls Com	COM	478366107	1,195	55,000	SH	Sole
JPMorgan Chase Commo	COM	46625H100	45,518	1,334,439	SH	Sole
Kilroy Realty Corp C	COM	49427F108	129,193	6,289,792	SH	Sole
Kimco Realty Corp Co	COM	49446R109	105,363	10,483,876	SH	Sole
Kinder Morgan Energy	COM	494550106	15,877	310,592	SH	Sole
Korea Electric Power	COM	500631106	368	32,000	SH	Sole
Kraft Foods Inc Comm	COM	50075N104	4,266	168,325	SH	Sole
L-3 Communications H	COM	502424104	15,784	227,500	SH	Sole
LaSalle Hotel Proper	COM	517942108	32,150	2,605,388	SH	Sole
Lexington Realty Tru	COM	529043101	13,043	3,836,147	SH	Sole
Liberty All Star Equ	COM	530158104	2,819	816,986	SH	Sole
Liberty Property Tru	COM	531172104	189,619	8,229,953	SH	Sole
LMP Cap & Inc CEF CE	COM	50208A102	2,267	263,659	SH	Sole
Lockheed Martin Corp	COM	539830109	24,244	300,600	SH	Sole
LTC Properties Inc C	COM	502175102	12,322	602,549	SH	Sole
Macerich Co/The Comm	COM	554382101	76,847	4,363,866	SH	Sole
Mack-Cali Realty Cor	COM	554489104	158,067	6,932,730	SH	Sole
Macquarie Global Inf	COM	55608D101	2,493	196,580	SH	Sole

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

Magellan Midstream P	COM	559080106	7,539	216,900	SH	Sole
Marathon Oil Corp Co	COM	565849106	29,919	993,000	SH	Sole
Markwest Energy Part	COM	570759100	4,313	237,000	SH	Sole
Mattel Inc Common	COM	577081102	8,484	528,600	SH	Sole
McDonald's Corp Comm	COM	580135101	47,921	833,539	SH	Sole
Medtronic Common	COM	585055106	39,590	1,134,725	SH	Sole
Merck and Co Inc Com	COM	589331107	932	33,329	SH	Sole
Metlife Inc Common	COM	59156R108	30,871	1,028,700	SH	Sole
MFA Mortgage Investm	COM	55272X102	8,312	1,201,100	SH	Sole
MFS Intermediate Inc	COM	55273C107	1,619	245,300	SH	Sole
MFS Mutimarket Inc.	COM	552737108	2,301	401,600	SH	Sole
Microchip Technology	COM	595017104	18,095	802,448	SH	Sole
Microsoft Common	COM	594918104	42,203	1,775,480	SH	Sole
MLP & Strategic Equi	COM	55312N106	2,021	168,000	SH	Sole
Monsanto Co Common	COM	61166W101	22,186	298,434	SH	Sole
Morgan Stanley Commo	COM	617446448	10,252	359,600	SH	Sole
Morgan Stanley Qual	COM	61745P668	685	61,800	SH	Sole
MS Emerging Mkts Dom	COM	617477104	3,710	296,600	SH	Sole
Nasdaq Premium Incom	COM	63110R105	4,936	400,300	SH	Sole
National Retail Prop	COM	637417106	30,257	1,743,897	SH	Sole
Nationwide Health Pr	COM	638620104	102,308	3,974,684	SH	Sole
Neuberger Berman Dvd	COM	64127J102	520	70,033	SH	Sole
New America High Inc	COM	641876800	2,179	296,100	SH	Sole
NFJ Dvd Interest & P	COM	65337H109	9,207	777,600	SH	Sole
Nicholas-Applegate C	COM	65370F101	6,425	928,400	SH	Sole
Nicholas-Applegate C	COM	65370G109	7,596	1,200,104	SH	Sole
Nike Inc Common	COM	654106103	18,202	351,537	SH	Sole
Nordstrom Inc Common	COM	655664100	6,980	350,940	SH	Sole
Norfolk Southern Cor	COM	655844108	8,035	213,300	SH	Sole
Northeast Utilities	COM	664397106	21,347	956,845	SH	Sole
Northrop Grumman Cor	COM	666807102	5,239	114,700	SH	Sole
Northwest Natural Ga	COM	667655104	1,108	25,000	SH	Sole
NSTAR Common	COM	67019E107	4	113	SH	Sole
Nuveen Diversified D	COM	6706EP105	1,932	269,051	SH	Sole
Nuveen Equity Premiu	COM	6706ET107	2,703	244,400	SH	Sole
Nuveen Floating Rate	COM	6706EN100	389	51,200	SH	Sole
Nuveen Multi-Currenc	COM	67090N109	1,355	90,100	SH	Sole
Nuveen Real Estate I	COM	67071B108	1,875	296,625	SH	Sole
NV Energy Common	COM	67073Y106	23,132	2,143,880	SH	Sole
Omega Healthcare Inv	COM	681936100	41,113	2,649,051	SH	Sole
Oracle Corp Common	COM	68389X105	11,428	533,500	SH	Sole
Orient Express Hotel	COM	G67743107	25,445	2,996,944	SH	Sole
Parkway Properties I	COM	70159Q104	281	21,630	SH	Sole
Pennsylvania Real Es	COM	709102107	32	6,402	SH	Sole
Pepco Holdings Inc C	COM	713291102	9,531	709,116	SH	Sole
PepsiCo, Inc.	COM	713448108	12,317	224,110	SH	Sole
Pfizer Inc Common	COM	717081103	21,376	1,425,084	SH	Sole
PG&E Corp Common	COM	69331C108	57,239	1,489,062	SH	Sole
Philip Morris Intern	COM	718172109	1,607	36,833	SH	Sole
PIMCO Corporate Oppo	COM	72201B101	1,900	168,700	SH	Sole
Pinnacle West Capita	COM	723484101	3,618	120,000	SH	Sole
Pioneer Diversified	COM	723653101	234	15,300	SH	Sole
Pioneer Floating Rat	COM	72369J102	269	28,300	SH	Sole
Pioneer High Income	COM	72369H106	5,491	491,561	SH	Sole
Plum Creek Timber co	COM	729251108	61,541	2,066,568	SH	Sole
PNC Financial Servic	COM	693475105	912	23,500	SH	Sole
Post Properties Inc	COM	737464107	37	2,772	SH	Sole
PPL Corp Common	COM	69351T106	28,919	877,372	SH	Sole
Praxair Inc Common	COM	74005P104	8,585	120,800	SH	Sole
Preferred & Corp. In	COM	09255J101	218	30,800	SH	Sole
Procter & Gamble Co	COM	742718109	37,848	740,676	SH	Sole
Progress Energy Inc	COM	743263105	27,656	731,050	SH	Sole

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

Prologis 2.25% 04/01	BOND	743410AQ5	403	500,000	SH	Sole
Prologis Common	COM	743410102	212,860	26,409,353	SH	Sole
PS Business Parks In	COM	69360J107	59,684	1,232,130	SH	Sole
Public Service Enter	COM	744573106	58,980	1,807,530	SH	Sole
Public Storage Inc C	COM	74460D109	463,111	7,072,533	SH	Sole
Public Storage Inc S	COM	74460D729	1,923	77,247	SH	Sole
Putnam Managed Muni	COM	746823103	757	130,100	SH	Sole
Putnam Premier Incom	COM	746853100	1,958	393,300	SH	Sole
Qualcomm Inc COM	COM	747525103	28,928	640,000	SH	Sole
Questar Corp Common	COM	748356102	13,315	428,000	SH	Sole
Rayonier Inc Common	COM	754907103	35,620	979,906	SH	Sole
Reaves Utility Inc C	COM	756158101	773	58,349	SH	Sole
Regency Centers Corp	COM	758849103	122,294	3,503,174	SH	Sole
Royce Value Trust CE	COM	780910105	2,775	330,000	SH	Sole
SBA Communications C	COM	78388J106	1,099	44,800	SH	Sole
Schlumberger LTD Com	COM	806857108	35,041	647,598	SH	Sole
Sempra Energy Common	COM	816851109	49,972	1,006,900	SH	Sole
Senior Housing Prop	COM	81721M109	13,866	849,650	SH	Sole
Simon Property Group	COM	828806109	765,976	14,893,566	SH	Sole
SL Green Realty Corp	COM	78440X101	146,129	6,370,081	SH	Sole
Sovran Self Storage	COM	84610H108	47,788	1,942,571	SH	Sole
Spectra Energy Corp	COM	847560109	22,218	1,313,134	SH	Sole
Starwood Hotels & Re	COM	85590A401	12,899	581,002	SH	Sole
Sunamerica Focused A	COM	867037103	5,771	588,900	SH	Sole
SunTrust Banks Commo	COM	867914103	4,477	272,154	SH	Sole
Swiss Helvetia Fund	COM	870875101	680	70,300	SH	Sole
Taubman Centers Inc	COM	876664103	15,310	569,935	SH	Sole
Templeton Emg Mkts I	COM	880192109	1,140	99,200	SH	Sole
Templeton Global Inc	COM	880198106	3,036	352,200	SH	Sole
Teva Pharmaceutical	COM	881624209	37,349	756,984	SH	Sole
Texas Instruments In	COM	882508104	2,711	127,300	SH	Sole
The Southern Co Comm	COM	842587107	67,720	2,173,300	SH	Sole
Toronto-Dominion Ban	COM	891160509	8,584	166,000	SH	Sole
Total SA Spon ADR	COM	89151E109	3,522	64,950	SH	Sole
Transocean ltd	COM	H8817H100	24,144	324,996	SH	Sole
U-Store-It Trust Com	COM	91274F104	13,260	2,706,264	SH	Sole
UDR INC Common	COM	902653104	90,699	8,780,241	SH	Sole
United Parcel Servic	COM	911312106	13,605	272,160	SH	Sole
United Technologies	COM	913017109	7,299	140,473	SH	Sole
Urstadt Biddle Prope	COM	917286205	7,112	505,133	SH	Sole
US Bancorp Common	COM	902973304	31,590	1,762,856	SH	Sole
Valero Energy Corp C	COM	91913Y100	1,051	62,200	SH	Sole
Ventas Inc Common	COM	92276F100	145,933	4,887,182	SH	Sole
Verizon Communicatio	COM	92343V104	20,646	671,886	SH	Sole
Vornado Realty Trust	COM	929042109	415,837	9,234,638	SH	Sole
Wal-Mart Stores Inc	COM	931142103	33,753	696,800	SH	Sole
Washington Real Esta	COM	939653101	6,425	287,200	SH	Sole
Waste Management Inc	COM	94106L109	873	31,000	SH	Sole
Weingarten Realty In	COM	948741103	139,086	9,585,485	SH	Sole
Wells Fargo & Co Com	COM	949746101	31,949	1,316,955	SH	Sole
Western Asset Emerg	COM	95766A101	1,141	78,000	SH	Sole
Western Asset Emergi	COM	95766E103	1,368	134,400	SH	Sole
Western Asset Gl Hig	COM	95766B109	1,236	136,000	SH	Sole
Western Asset High I	COM	95766J102	2,091	290,874	SH	Sole
Western Asset Manage	COM	95766K109	3,037	589,700	SH	Sole
Western Asset Premie	COM	957664105	282	24,600	SH	Sole
Western Asset Worldw	COM	957668106	456	43,000	SH	Sole
Western Asset/Claymo	COM	95766R104	4,237	366,175	SH	Sole
Williams Cos Inc Com	COM	969457100	10,961	702,178	SH	Sole
Williams Partners LP	PRTNRS	96950F104	9,324	516,300	SH	Sole
Wisconsin Energy Gro	COM	976657106	24,093	591,828	SH	Sole

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

---

333 Data Records  
9,363,431 Value Total  
01 Other Manager on whose behalf report is filed