

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

COHEN & STEERS INC
Form 13F-HR
May 15, 2012

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

Form 13F
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: 3/31/2012
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, Inc.

Address: 280 Park Avenue
10th Floor
New York, NY 10017

Form 13F File Number: 028-11197

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 submission.

Persons 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 Date of Signing:

| | | |
|-----------------|---------------|-----------|
| /s/ Lisa Phelan | New York, NY | 5/15/2012 |
| ----- | ----- | ----- |
| [Signature] | [City, State] | [Date] |

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).)
- 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:

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: 0

Form 13F Information Table Entry Total: 424

Form 13F Information Table Value Total: \$ 29,674,138

(In Thousands)

List of Other Included Managers:

Provide a numbered list of the name(s) and 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 | 028-02405 | Cohen & Steers Capital Management, Inc. |
| 02 | | Cohen & Steers Europe S.A. |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | COLUMN 6 | COLUMN 7 | |
|---|----------------|-----------|--------------------|--------------------|------------|--------------|--------------------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PRN | PUT/ CALL | INVESTMENT DISCRETION |
| Abbott Laboratories | COM | 002824100 | 62,832 | 1,025,163 | SH | | SOLE |
| Acadia Realty Trust | COM | 004239109 | 87,514 | 3,882,599 | SH | | SOLE |
| Accenture Plc | COM | G1151C101 | 219 | 3,400 | SH | | SOLE |
| Advent Claymore Convertible Sec & Inc Fund | COM | 00764C109 | 667 | 40,900 | SH | | SOLE |
| Advent Claymore Convertible Sec & Inc Fund | COM | 007639107 | 596 | 86,600 | SH | | SOLE |
| Aflac Inc. | COM | 001055102 | 2,635 | 57,300 | SH | | SOLE |
| AGIC Convertible & Income FD II | COM | 001191105 | 10,446 | 1,192,480 | SH | | SOLE |
| AGIC Convertible & Income Fund | COM | 001190107 | 11,602 | 1,221,233 | SH | | SOLE |
| Alexander's Inc. | COM | 014752109 | 48,075 | 122,055 | SH | | SOLE |
| Alexandria Real Estate Equities | COM | 015271109 | 415,049 | 5,675,492 | SH | | SOLE |
| Alliance National Muni Inc. | COM | 01864U106 | 538 | 36,300 | SH | | SOLE |
| AllianceBernstein Global High Income Fund | COM | 01879R106 | 4,830 | 321,600 | SH | | SOLE |
| AllianceBernstein Income Fund | COM | 01881E101 | 9,184 | 1,121,400 | SH | | SOLE |

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

| | | | | | | | |
|---------------------------------------|-----|-----------|---------|------------|----|------|---|
| Alpine Global Dynamic Divide | COM | 02082E106 | 30 | 5,000 | SH | SOLE | 1 |
| Alpine Global Premier Properties Fund | COM | 02083A103 | 10,542 | 1,621,869 | SH | SOLE | 1 |
| Alpine Total Dynamic Dividend Fund | COM | 021060108 | 199 | 42,000 | SH | SOLE | 1 |
| American Assets Trust Inc | COM | 024013104 | 125,844 | 5,519,479 | SH | SOLE | 1 |
| American Campus Communities | COM | 024835100 | 124,687 | 2,788,172 | SH | SOLE | 1 |
| American Electric Power | COM | 025537101 | 23,360 | 605,500 | SH | SOLE | 1 |
| American Express Co. | COM | 025816109 | 55,540 | 959,900 | SH | SOLE | 1 |
| American Tower Corp | COM | 03027X100 | 165,377 | 2,624,201 | SH | SOLE | 1 |
| American Water Works Co. Inc. | COM | 030420103 | 21,601 | 634,762 | SH | SOLE | 1 |
| Amgen Inc. | COM | 031162100 | 20,207 | 297,200 | SH | SOLE | 1 |
| Annaly Capital Management In | COM | 035710409 | 9,383 | 593,132 | SH | SOLE | 1 |
| Apache Corp. | COM | 037411105 | 48,756 | 485,422 | SH | SOLE | 1 |
| Apartment Investment & Management Co. | COM | 03748R101 | 359,280 | 13,603,921 | SH | SOLE | 1 |
| Apple Inc. | COM | 037833100 | 57,690 | 96,235 | SH | SOLE | 1 |
| Ashford Hospitality Pr.E | PFD | 044103505 | 13,123 | 516,641 | SH | SOLE | 1 |
| Associated Estates Realty Corp. | COM | 045604105 | 80,301 | 4,914,371 | SH | SOLE | 1 |
| AT&T Inc. | COM | 00206R102 | 80,576 | 2,580,077 | SH | SOLE | 1 |
| Atlas Pipeline Partners LP | COM | 049392103 | 18 | 519 | SH | SOLE | 1 |
| Avago Technologies L | COM | Y0486S104 | 3,683 | 94,500 | SH | SOLE | 1 |
| Avalonbay Communities Inc | COM | 053484101 | 707,990 | 5,008,774 | SH | SOLE | 1 |
| Baker Hughes Inc. | COM | 057224107 | 267 | 6,372 | SH | SOLE | 1 |
| Bank Of America Corp. | COM | 060505104 | 23,430 | 2,448,300 | SH | SOLE | 1 |
| Bank Of New York Mellon Corp. | COM | 064058100 | 34,701 | 1,438,100 | SH | SOLE | 1 |
| Bankunited Inc | COM | 06652K103 | 1,307 | 52,280 | SH | SOLE | 1 |
| Banner Corporation | COM | 06652V208 | 1,591 | 72,205 | SH | SOLE | 1 |
| Barclays Bank 7.10% (BCS A) | PFD | 06739H776 | 1,856 | 74,997 | SH | SOLE | 1 |
| Barclays Bank 7.75% (BCS C) | PFD | 06739H511 | 17,314 | 687,063 | SH | SOLE | 1 |
| Barclays Bank PLC 6.625% (BCS) | PFD | 06739F390 | 108 | 4,493 | SH | SOLE | 1 |
| Becton Dickinson & Co. | COM | 075887109 | 4,682 | 60,300 | SH | SOLE | 1 |
| BHP Billiton Ltd - Spon Adr | ADR | 088606108 | 601 | 8,300 | SH | SOLE | 1 |
| BioMed Realty Trust Inc. | COM | 09063H107 | 135,909 | 7,160,654 | SH | SOLE | 1 |
| Blackrock Build Amer Bd | COM | 09248X100 | 774 | 36,100 | SH | SOLE | 1 |
| Blackrock Corporate High Yield Fund 3 | COM | 09255M104 | 33 | 4,400 | SH | SOLE | 1 |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | | COLUMN 6 | COLUMN 7 |
|---------------------------------------|----------------|-----------|-----------------|-------------|-----|---------------|-----------------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN | AMT | SH/ PUT/ CALL | INVESTMENT DISCRETION |
| Blackrock Corporate High Yield Fund 5 | COM | 09255N102 | 522 | 41,600 | SH | SOLE | 1 |
| Blackrock Corporate High Yield Fund 6 | COM | 09255P107 | 882 | 70,976 | SH | SOLE | 1 |
| Blackrock Debt Strategies Fund | COM | 09255R103 | 412 | 99,500 | SH | SOLE | 1 |
| Blackrock Enh Cap And Inc | COM | 09256A109 | 90 | 6,700 | SH | SOLE | 1 |

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

| | | | | | | | |
|---|-----|-----------|---------|------------|----|------|---|
| BlackRock Enhanced Dividend Achievers Trust | COM | 09251A104 | 75 | 10,000 | SH | SOLE | 1 |
| Blackrock Inc. | COM | 09247X101 | 205 | 1,000 | SH | SOLE | 1 |
| BlackRock Income Trust Inc | COM | 09247F100 | 38 | 5,100 | SH | SOLE | 1 |
| Blackrock International Growth | COM | 092524107 | 140 | 17,800 | SH | SOLE | 1 |
| Blackrock Limited Duration Income Trust | COM | 09249W101 | 1,864 | 105,100 | SH | SOLE | 1 |
| Blackrock Mun Income Trust II | COM | 09249N101 | 2,720 | 175,500 | SH | SOLE | 1 |
| Blackrock Muniholdings Quality | COM | 09254A101 | 776 | 55,000 | SH | SOLE | 1 |
| Blackrock Munivest Fund | COM | 09253R105 | 2,303 | 220,985 | SH | SOLE | 1 |
| Blackrock Muniyield Fund | COM | 09253W104 | 1,707 | 111,600 | SH | SOLE | 1 |
| Blackrock Muniyield Insured | COM | 09254E103 | 2,320 | 163,300 | SH | SOLE | 1 |
| Blackrock Muniyield Qual Ii | COM | 09254G108 | 1,196 | 88,200 | SH | SOLE | 1 |
| Blackrock Pfd Incm Strategie | COM | 09255H105 | 49 | 4,700 | SH | SOLE | 1 |
| Blackrock Preferred And Equi | COM | 092508100 | 71 | 5,400 | SH | SOLE | 1 |
| Blackrock Real Asset Equity | COM | 09254B109 | 3,141 | 260,700 | SH | SOLE | 1 |
| BlackRock Senior High Income Fund Inc | COM | 09255T109 | 37 | 8,900 | SH | SOLE | 1 |
| Boardwalk Pipeline Partners LP | COM | 096627104 | 32 | 1,225 | SH | SOLE | 1 |
| Boston Properties Inc. | COM | 101121101 | 814,263 | 7,755,626 | SH | SOLE | 1 |
| Brandywine Realty Trust | COM | 105368203 | 977 | 85,100 | SH | SOLE | 1 |
| BRE Properties Inc. | COM | 05564E106 | 104,905 | 2,075,281 | SH | SOLE | 1 |
| Breitburn Energy Partners LP | COM | 106776107 | 19 | 1,000 | SH | SOLE | 1 |
| Bristol-Myers Squibb Co. | COM | 110122108 | 165 | 4,900 | SH | SOLE | 1 |
| Brookdale Senior Living Inc. | COM | 112463104 | 3,517 | 187,876 | SH | SOLE | 1 |
| Brookfield Asset Management Inc | COM | 112585104 | 7,381 | 234,422 | SH | SOLE | 1 |
| Brookfield Properties Corp. | COM | 112900105 | 289,565 | 16,593,958 | SH | SOLE | 1 |
| Buckeye Partners LP | COM | 118230101 | 13,015 | 212,740 | SH | SOLE | 1 |
| Calamos Convertible & High Income Fund | COM | 12811P108 | 1,914 | 150,030 | SH | SOLE | 1 |
| Calumet Specialty Products Partners LP | COM | 131476103 | 26 | 1,000 | SH | SOLE | 1 |
| Camden Property Trust | COM | 133131102 | 64,555 | 981,826 | SH | SOLE | 1 |
| Campus Crest Communities | COM | 13466Y105 | 35,477 | 3,042,639 | SH | SOLE | 1 |
| Canadian Natl Railway | COM | 136375102 | 1,190 | 15,000 | SH | SOLE | 1 |
| Canadian Natural Resources Ltd | COM | 136385101 | 261 | 7,893 | SH | SOLE | 1 |
| Carnival Corp. | COM | 143658300 | 8,437 | 263,013 | SH | SOLE | 1 |
| Caterpillar Inc. | COM | 149123101 | 3,046 | 28,600 | SH | SOLE | 1 |
| CBL & Associates Properties | COM | 124830100 | 3,084 | 163,022 | SH | SOLE | 1 |
| CBRE Clarion Global Real Estate Income Fund | COM | 12504G100 | 3,639 | 452,612 | SH | SOLE | 1 |
| CBRE Group Inc | COM | 12504L109 | 1,058 | 52,987 | SH | SOLE | 1 |
| CenterPoint Energy Inc. | COM | 15189T107 | 21,812 | 1,106,086 | SH | SOLE | 1 |
| Central Fund Canada Cl A | COM | 153501101 | 6,476 | 295,186 | SH | SOLE | 1 |
| Central GoldTrust | COM | 153546106 | 246 | 3,860 | SH | SOLE | 1 |
| Chevron Corp. | COM | 166764100 | 122,589 | 1,143,130 | SH | SOLE | 1 |
| China Mobile Ltd. Sponsored ADR | ADR | 16941M109 | 30,002 | 544,700 | SH | SOLE | 1 |

FORM 13F INFORMATION TABLE

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

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | | COLUMN 6 | COLUMN 7 |
|--|----------------|-----------|--------------------|--------------------|---------------------|--------------------------|----------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PUT/ CALL | INVESTMENT DISCRETION | MA |
| Chubb Corp | COM | 171232101 | 57,500 | 832,000 | SH | SOLE | 1 |
| Cia De Saneamento Basico ADR | ADR | 20441A102 | 19,968 | 260,609 | SH | SOLE | 1 |
| Cisco Systems Inc. | COM | 17275R102 | 12,815 | 605,900 | SH | SOLE | 1 |
| Citigroup Inc. | COM | 172967424 | 52,201 | 1,428,214 | SH | SOLE | 1 |
| Clearbridge Energy Mlp | COM | 184692101 | 1,124 | 47,620 | SH | SOLE | 1 |
| Clough Global Equity Fund | COM | 18914C100 | 3,352 | 255,700 | SH | SOLE | 1 |
| Clough Global Opportunities Fund | COM | 18914E106 | 8,687 | 738,100 | SH | SOLE | 1 |
| Cogdell Spencer Pr.A | PFD | 19238U206 | 13,232 | 522,488 | SH | SOLE | 1 |
| Colonial Properties Trust | COM | 195872106 | 158,928 | 7,313,754 | SH | SOLE | 1 |
| Colony Finl Inc | COM | 19624R106 | 2,326 | 142,008 | SH | SOLE | 1 |
| Comerica Inc. | COM | 200340107 | 38,211 | 1,180,800 | SH | SOLE | 1 |
| Commonwealth REIT Pfd. D | PFD | 203233408 | 52,804 | 2,472,098 | SH | SOLE | 1 |
| Commonwealth REIT Pr. E | PFD | 203233606 | 46,402 | 1,845,000 | SH | SOLE | 1 |
| Consumer Discretionary Selt | COM | 81369Y407 | 2,517 | 55,800 | SH | SOLE | 1 |
| Copano Energy LLC | COM | 217202100 | 76 | 2,125 | SH | SOLE | 1 |
| Corporate Office Properties | COM | 22002T108 | 161,248 | 6,947,351 | SH | SOLE | 1 |
| Costco Wholesale Corp. | COM | 22160K105 | 44,020 | 484,800 | SH | SOLE | 1 |
| Covidien PLC | COM | G2554F113 | 65,220 | 1,192,765 | SH | SOLE | 1 |
| Crown Castle International Corp. | COM | 228227104 | 93,744 | 1,757,488 | SH | SOLE | 1 |
| CubeSmart | COM | 229663109 | 206,267 | 17,333,372 | SH | SOLE | 1 |
| CVS Caremark Corp. | COM | 126650100 | 73,759 | 1,646,400 | SH | SOLE | 1 |
| DCP Midstream Partners LP | COM | 23311P100 | 35 | 760 | SH | SOLE | 1 |
| DCT Industrial Trust Inc. | COM | 233153105 | 1,296 | 219,691 | SH | SOLE | 1 |
| DDR Corp. | COM | 23317H102 | 110,820 | 7,590,439 | SH | SOLE | 1 |
| Devon Energy Corp. | COM | 25179M103 | 56,829 | 799,054 | SH | SOLE | 1 |
| Diamondrock Hospitality Co. | COM | 252784301 | 129,181 | 12,554,002 | SH | SOLE | 1 |
| Digital Realty Trust Inc. | COM | 253868103 | 453,935 | 6,136,748 | SH | SOLE | 1 |
| Douglas Emmett Inc. | COM | 25960P109 | 109,628 | 4,806,137 | SH | SOLE | 1 |
| Dow 30 Enhanced Premium & In | COM | 260537105 | 45 | 4,000 | SH | SOLE | 1 |
| Dow Chemical | COM | 260543103 | 20,673 | 596,800 | SH | SOLE | 1 |
| Dreyfus High Yield Strategies Fund | COM | 26200S101 | 43 | 9,200 | SH | SOLE | 1 |
| Duke Realty Corp. | COM | 264411505 | 71,836 | 5,009,500 | SH | SOLE | 1 |
| Dupont Fabros Technology Inc. | COM | 26613Q106 | 249,877 | 10,219,908 | SH | SOLE | 1 |
| Eastgroup Properties Inc. | COM | 277276101 | 1,208 | 24,049 | SH | SOLE | 1 |
| Eaton Corp | COM | 278058102 | 19,498 | 391,300 | SH | SOLE | 1 |
| Eaton Vance Enh Eqt Inc Ii | COM | 278277108 | 81 | 7,400 | SH | SOLE | 1 |
| Eaton Vance Enhanced Eq Incm | COM | 278274105 | 75 | 6,800 | SH | SOLE | 1 |
| Eaton Vance Floating Rate Income Trust | COM | 278279104 | 13,313 | 819,746 | SH | SOLE | 1 |
| Eaton Vance Insured Muni Bnd | COM | 27827X101 | 1,378 | 106,000 | SH | SOLE | 1 |
| Eaton Vance Limited Duration Fund | COM | 27828H105 | 11,009 | 685,937 | SH | SOLE | 1 |
| Eaton Vance Senior Income Tr | COM | 27826S103 | 5,039 | 698,887 | SH | SOLE | 1 |
| Eaton Vance Sr Fltg Rate Trust | COM | 27828Q105 | 5,401 | 354,426 | SH | SOLE | 1 |
| Eaton Vance T/A Global Dividend Income | COM | 27828S101 | 7,361 | 508,700 | SH | SOLE | 1 |
| Eaton Vance T/M Buy-Wr In | COM | 27828X100 | 2,541 | 185,500 | SH | SOLE | 1 |
| Eaton Vance T/M Buy-Write Opportunity | COM | 27828Y108 | 13,769 | 1,064,056 | SH | SOLE | 1 |
| Eaton Vance Tax Adv Global Dividend O | COM | 27828U106 | 4,396 | 224,500 | SH | SOLE | 1 |

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

| | | | | | | |
|------------------------------------|-----|-----------|-------|------------|------|---|
| Eaton Vance Tax Man Global Br | COM | 27829C105 | 5,438 | 492,565 SH | SOLE | 1 |
| Eaton Vance Tax-Adv Dvd. Inc. Fund | COM | 27828G107 | 9,696 | 579,551 SH | SOLE | 1 |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | | COLUMN 6 | COLUMN 7 |
|---|----------------|-----------|--------------------|--------------------|---------------------|--------------------------|----------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PUT/ CALL | INVESTMENT DISCRETION | MA |
| Eaton Vance Tax-Managed Dividend | COM | 27828N102 | 12,382 | 1,299,317 SH | | SOLE | 1 |
| Eaton Vance Tax-Managed Global | COM | 27829F108 | 11,982 | 1,344,762 SH | | SOLE | 1 |
| Edison International | COM | 281020107 | 33,319 | 783,796 SH | | SOLE | 1 |
| Education Realty Trust Inc. | COM | 28140H104 | 160,224 | 14,780,839 SH | | SOLE | 1 |
| El Paso Corp. | COM | 28336L109 | 18 | 600 SH | | SOLE | 1 |
| El Paso Pipeline Partners LP | COM | 283702108 | 66 | 1,905 SH | | SOLE | 1 |
| Eldorado Gold Corp | COM | 284902103 | 297 | 21,650 SH | | SOLE | 1 |
| Emerson Electric Co | COM | 291011104 | 45,840 | 878,500 SH | | SOLE | 1 |
| Enbridge Energy Partners LP | COM | 29250R106 | 8,290 | 267,667 SH | | SOLE | 1 |
| Enbridge Inc | COM | 29250N105 | 70,192 | 1,810,883 SH | | SOLE | 1 |
| Encana Corp | COM | 292505104 | 216 | 11,000 SH | | SOLE | 1 |
| Energy Select Sector Spdr | COM | 81369Y506 | 4,031 | 56,200 SH | | SOLE | 1 |
| Energy Transfer Equity Lp | COM | 29273V100 | 91 | 2,250 SH | | SOLE | 1 |
| Energy Transfer Partners LP | COM | 29273R109 | 59 | 1,250 SH | | SOLE | 1 |
| Ensco PLC-Spon ADR | ADR | 29358Q109 | 1,535 | 29,000 SH | | SOLE | 1 |
| Enterprise Products Partners | COM | 293792107 | 44,383 | 879,389 SH | | SOLE | 1 |
| Entertainment Properties 9% CV (EPR E) | PFD | 29380T600 | 8,535 | 306,446 SH | | SOLE | 1 |
| Entertainment Property 5.75% CV (EPR C) | PFD | 29380T402 | 8,966 | 430,000 SH | | SOLE | 1 |
| Equity Lifestyle Properties | COM | 29472R108 | 284,099 | 4,073,687 SH | | SOLE | 1 |
| Equity Residential | COM | 29476L107 | 1,467,557 | 23,435,923 SH | | SOLE | 1 |
| Essex Property Trust Inc. | COM | 297178105 | 160,965 | 1,062,402 SH | | SOLE | 1 |
| EV Energy Partner LP | COM | 26926V107 | 70 | 1,010 SH | | SOLE | 1 |
| Extra Space Storage Inc. | COM | 30225T102 | 251,164 | 8,724,004 SH | | SOLE | 1 |
| Exxon Mobil Corp. | COM | 30231G102 | 109,497 | 1,262,503 SH | | SOLE | 1 |
| Federal Realty Investment Trust | COM | 313747206 | 344,360 | 3,557,804 SH | | SOLE | 1 |
| First Industrial Realty Trust | COM | 32054K103 | 96,375 | 7,803,605 SH | | SOLE | 1 |
| First Trust Aberdeen Global Fund | COM | 337319107 | 4,447 | 254,700 SH | | SOLE | 1 |
| First Trust Strategic High Income Fund II | COM | 337353304 | 1,425 | 82,300 SH | | SOLE | 1 |
| First Trust/Four Crns Sr F 2 | COM | 33733U108 | 329 | 22,000 SH | | SOLE | 1 |
| Firstenergy Corp. | COM | 337932107 | 23,278 | 510,600 SH | | SOLE | 1 |
| Flah & Crum/Claymore Preferred S I | COM | 338478100 | 8,169 | 452,572 SH | | SOLE | 1 |
| Flah & Crum/Claymore Total Return Fund | COM | 338479108 | 5,218 | 274,500 SH | | SOLE | 1 |
| Ford Motor Co | COM | 345370860 | 931 | 74,500 SH | | SOLE | 1 |
| Franklin Resources Inc. | COM | 354613101 | 35,709 | 287,903 SH | | SOLE | 1 |

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

| | | | | | | | |
|--|-----|-----------|---------|------------|----|------|---|
| Franklin Templeton Ltd Duration Inc Fund | COM | 35472T101 | 2,009 | 143,400 | SH | SOLE | 1 |
| Freeport-Mcmoran Copper | COM | 35671D857 | 3,096 | 81,400 | SH | SOLE | 1 |
| Gabelli Dividend & Income Trust | COM | 36242H104 | 8,645 | 527,769 | SH | SOLE | 1 |
| Gabelli Equity Trust | COM | 362397101 | 11,511 | 2,001,900 | SH | SOLE | 1 |
| Gabelli Gold Nat Res & Income | COM | 36465A109 | 1,669 | 103,298 | SH | SOLE | 1 |
| General Dynamics Corp. | COM | 369550108 | 31,680 | 431,719 | SH | SOLE | 1 |
| General Electric Co. | COM | 369604103 | 74,631 | 3,718,530 | SH | SOLE | 1 |
| General Growth Properties | COM | 370023103 | 834,300 | 49,105,356 | SH | SOLE | 1 |
| Genesis Energy LP | COM | 371927104 | 35 | 1,150 | SH | SOLE | 1 |
| Golar LNG Partners LP | COM | Y2745C102 | 15,916 | 428,768 | SH | SOLE | 1 |
| Goldman Sachs Group Inc. | COM | 38141G104 | 37,808 | 304,000 | SH | SOLE | 1 |
| Google Inc. Cl A | COM | 38259P508 | 11,671 | 18,200 | SH | SOLE | 1 |
| Grupo Aeroportuario | ADR | 400506101 | 4,609 | 126,680 | SH | SOLE | 1 |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | COLUMN 6 | COLUMN 7 |
|---|----------------|-----------|--------------------|--------------------|-------------------------|--------------------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PUT/ PRN CALL | INVESTMENT DISCRETION |
| Guggenheim Strategic Opp Fund | COM | 40167F101 | 712 | 34,660 | SH | SOLE |
| Harris Corp. | COM | 413875105 | 2,488 | 55,200 | SH | SOLE |
| HCC Insurance Holdings Inc. | COM | 404132102 | 24,422 | 783,500 | SH | SOLE |
| HCP Inc | COM | 40414L109 | 784,187 | 19,872,954 | SH | SOLE |
| Health Care REIT Inc. | COM | 42217K106 | 256,146 | 4,660,596 | SH | SOLE |
| Healthcare Realty Trust Inc. | COM | 421946104 | 11,014 | 500,633 | SH | SOLE |
| Hersha Hospitality Trust | COM | 427825104 | 155,167 | 28,418,896 | SH | SOLE |
| Home Properties Inc. | COM | 437306103 | 66,342 | 1,087,398 | SH | SOLE |
| Hospitality Properties Trust | COM | 44106M102 | 66,309 | 2,505,044 | SH | SOLE |
| Host Hotels & Resorts Inc. | COM | 44107P104 | 792,689 | 48,275,814 | SH | SOLE |
| HSBC Holdings PLC 6.20% (HBC A) | PFD | 404280604 | 44 | 1,770 | SH | SOLE |
| Hudson Pacific Prop | COM | 444097109 | 74,293 | 4,910,285 | SH | SOLE |
| Huntington Bancshares 8.5% CV (HBANP) | PFD | 446150401 | 13,125 | 11,320 | SH | SOLE |
| Hyatt Hotels Corp CL A | COM | 448579102 | 256,345 | 6,000,585 | SH | SOLE |
| I Shares Gold Trust | COM | 464285105 | 3,742 | 230,000 | SH | SOLE |
| Imperial Oil Ltd | COM | 453038408 | 94 | 2,082 | SH | SOLE |
| Inergy LP | COM | 456615103 | 42 | 2,575 | SH | SOLE |
| Ing Infrastructure Indl | COM | 45685U100 | 4,383 | 237,200 | SH | SOLE |
| ING Prime Rate Trust | COM | 44977W106 | 2,844 | 498,915 | SH | SOLE |
| Intel Corp. | COM | 458140100 | 3,651 | 129,900 | SH | SOLE |
| International Business Machines Corp. | COM | 459200101 | 7,664 | 36,733 | SH | SOLE |
| Intrepid Potash Inc | COM | 46121Y102 | 169 | 6,950 | SH | SOLE |
| Invesco Van Kampen Select Sector | COM | 46132G108 | 1,152 | 89,847 | SH | SOLE |
| Ishares Silver Trust | COM | 46428Q109 | 1,923 | 61,300 | SH | SOLE |
| ITC Holdings Corp. | COM | 465685105 | 12,276 | 159,558 | SH | SOLE |
| John Hancock Patriot Premium Dividend Fund II | COM | 41013T105 | 59 | 4,400 | SH | SOLE |

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

| | | | | | | | |
|---------------------------------------|-----|-----------|---------|------------|----|------|---|
| John Hancock Preferred Income II | COM | 41013X106 | 628 | 28,723 | SH | SOLE | 1 |
| John Hancock Preferred Income III | COM | 41021P103 | 410 | 23,049 | SH | SOLE | 1 |
| John Hancock T/A Dividend Income Fund | COM | 41013V100 | 2,373 | 133,890 | SH | SOLE | 1 |
| Johnson & Johnson | COM | 478160104 | 55,336 | 838,936 | SH | SOLE | 1 |
| Johnson Controls Inc. | COM | 478366107 | 26,910 | 828,500 | SH | SOLE | 1 |
| JP Morgan Chase & Co | COM | 46625H100 | 130,808 | 2,844,894 | SH | SOLE | 1 |
| Kayne Anderson Energy Total Return | COM | 48660P104 | 6,805 | 247,624 | SH | SOLE | 1 |
| Kayne Anderson MidstreamEnergy | COM | 48661E108 | 3,147 | 114,700 | SH | SOLE | 1 |
| Kayne Anderson MLP Investment | COM | 486606106 | 2,719 | 87,300 | SH | SOLE | 1 |
| Keycorp 7.75% CV (KEY G) | PFD | 493267405 | 4,784 | 42,470 | SH | SOLE | 1 |
| Kilroy Realty Corp. | COM | 49427F108 | 358,421 | 7,689,798 | SH | SOLE | 1 |
| Kimco Realty Corp. | COM | 49446R109 | 349,236 | 18,132,710 | SH | SOLE | 1 |
| Kinder Morgan Energy Prtnrs | COM | 494550106 | 27,430 | 331,477 | SH | SOLE | 1 |
| Kinder Morgan Manage | COM | 49455U100 | 327 | 4,380 | SH | SOLE | 1 |
| L-3 Communications Holdings | COM | 502424104 | 19,356 | 273,500 | SH | SOLE | 1 |
| Lexington Corp Pr C CV | PFD | 529043309 | 9,890 | 228,449 | SH | SOLE | 1 |
| Liberty All-Star Equity Fund | COM | 530158104 | 4,995 | 1,013,086 | SH | SOLE | 1 |
| Liberty Property Trust | COM | 531172104 | 324,608 | 9,087,573 | SH | SOLE | 1 |
| Linn Energy Llc-Units | COM | 536020100 | 82 | 2,160 | SH | SOLE | 1 |
| LMP Capital And Income Fund | COM | 50208A102 | 54 | 4,000 | SH | SOLE | 1 |
| Lockheed Martin Corp. | COM | 539830109 | 20,129 | 224,000 | SH | SOLE | 1 |
| Mack-Cali Realty Corp. | COM | 554489104 | 141,440 | 4,907,690 | SH | SOLE | 1 |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | COLUMN 6 | COLUMN 7 |
|-----------------------------------|----------------|-----------|-----------------|-----------------|-------------------|-----------------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PUT/ PRN CALL | INVESTMENT DISCRETION |
| Macquarie/Ft Gl Int/Ut Dv In | COM | 55607W100 | 2,118 | 132,352 | SH | SOLE |
| Magellan Midstream Partners | COM | 559080106 | 93 | 1,280 | SH | SOLE |
| Marathon Petroleum Corp. | COM | 56585A102 | 35,254 | 813,050 | SH | SOLE |
| Market Vectors Gold Miners | COM | 57060U100 | 2,022 | 40,800 | SH | SOLE |
| Market Vectors Oil Service ETF | COM | 57060U191 | 3,611 | 88,900 | SH | SOLE |
| MarkWest Energy Partners LP | COM | 570759100 | 74,381 | 1,272,563 | SH | SOLE |
| McDonald's Corp. | COM | 580135101 | 72,077 | 734,727 | SH | SOLE |
| Mckesson Corp. | COM | 58155Q103 | 246 | 2,800 | SH | SOLE |
| Merck & Co Inc | COM | 58933Y105 | 63,894 | 1,663,900 | SH | SOLE |
| MFS Intermediate Inc Trust | COM | 55273C107 | 56 | 8,700 | SH | SOLE |
| MFS Multimarket Income Trust | COM | 552737108 | 2,062 | 295,400 | SH | SOLE |
| Microsoft Corp. | COM | 594918104 | 22,828 | 707,851 | SH | SOLE |
| Mid-America Apartment Communities | COM | 59522J103 | 149,796 | 2,234,762 | SH | SOLE |
| Morgan Stanley Emerging Markets | COM | 617477104 | 1,747 | 107,600 | SH | SOLE |
| Mosaic Company | COM | 61945C103 | 481 | 8,700 | SH | SOLE |
| Murphy Oil Corp | COM | 626717102 | 324 | 5,750 | SH | SOLE |
| NATL WESTMINSTER 7.76% (NW) | PFD | 638539882 | 37,298 | 1,598,047 | SH | SOLE |

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

C)

| | | | | | | | |
|--|-----|-----------|---------|-----------|----|------|---|
| Natural Resource Partners LP | COM | 63900P103 | 45 | 1,870 | SH | SOLE | 1 |
| Neuberger Berman Real Estate | COM | 64190A103 | 33 | 7,700 | SH | SOLE | 1 |
| New America High Income Fund | COM | 641876800 | 9,252 | 899,091 | SH | SOLE | 1 |
| Newmont Mining Corp | COM | 651639106 | 17,868 | 348,500 | SH | SOLE | 1 |
| News Corp Ltd | COM | 65248E104 | 9,113 | 462,800 | SH | SOLE | 1 |
| Nexen Inc | COM | 65334H102 | 270 | 14,750 | SH | SOLE | 1 |
| NextEra Energy Inc | COM | 65339F101 | 106,748 | 1,747,678 | SH | SOLE | 1 |
| NFJ Dividend Interest & Preferred Strategy | COM | 65337H109 | 4,253 | 238,000 | SH | SOLE | 1 |
| Nike Inc. Cl B | COM | 654106103 | 17,643 | 162,700 | SH | SOLE | 1 |
| Nordstrom Inc. | COM | 655664100 | 31,144 | 558,940 | SH | SOLE | 1 |
| Norfolk Southern Corp. | COM | 655844108 | 30,545 | 464,000 | SH | SOLE | 1 |
| Northrop Grumman Corp. | COM | 666807102 | 3,848 | 63,000 | SH | SOLE | 1 |
| Northwest Natural Gas Co. | COM | 667655104 | 1,322 | 29,125 | SH | SOLE | 1 |
| NuStar Energy LP | COM | 67058H102 | 77 | 1,300 | SH | SOLE | 1 |
| Nuveen Diversified Dividend And Income Fund | COM | 6706EP105 | 3,033 | 258,551 | SH | SOLE | 1 |
| Nuveen Dividend Advantage Muni Fd | COM | 67066V101 | 1,906 | 130,700 | SH | SOLE | 1 |
| Nuveen Equity Premium Income | COM | 6706ER101 | 54 | 4,500 | SH | SOLE | 1 |
| Nuveen Equity Premium Opportunity Fund | COM | 6706EM102 | 1,577 | 129,500 | SH | SOLE | 1 |
| Nuveen Floating rate Income | COM | 67072T108 | 3,807 | 319,400 | SH | SOLE | 1 |
| Nuveen Floating Rate Income Opportunity Fund | COM | 6706EN100 | 2,732 | 226,700 | SH | SOLE | 1 |
| Nuveen Global Value Opp Fund | COM | 6706EH103 | 1,360 | 83,400 | SH | SOLE | 1 |
| Nuveen Inv Quality Muni Fd | COM | 67062E103 | 2,263 | 144,800 | SH | SOLE | 1 |
| Nuveen Mtg Opportunity | COM | 670735109 | 1,588 | 67,914 | SH | SOLE | 1 |
| Nuveen Mtg Oppty Term F | COM | 67074R100 | 1,842 | 78,500 | SH | SOLE | 1 |
| Nuveen Multi-Currency Short- | COM | 67090N109 | 66 | 5,000 | SH | SOLE | 1 |
| Nuveen Multi-Strategy Income & Growth 2 | COM | 67073D102 | 5,088 | 566,600 | SH | SOLE | 1 |
| Nuveen Performance Plus Muni | COM | 67062P108 | 1,536 | 99,000 | SH | SOLE | 1 |
| Nuveen Preferred Income Opportunities Fund | COM | 67073B106 | 5,681 | 639,700 | SH | SOLE | 1 |
| Nuveen Premium Inc Muni Fd 2 | COM | 67063W102 | 3,224 | 214,900 | SH | SOLE | 1 |
| Nuveen Quality Preferred Inc | COM | 67071S101 | 51 | 6,300 | SH | SOLE | 1 |
| Nuveen Quality Preferred Income Fund II | COM | 67072C105 | 101 | 11,700 | SH | SOLE | 1 |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | COLUMN 6 | COLUMN 7 |
|--------------------------------|----------------|-----------|-----------------|-----------------|---------------|-----------------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PUT/ CALL | INVESTMENT DISCRETION |
| Nuveen Real Estate Income Fund | COM | 67071B108 | 3,473 | 307,639 | SH | SOLE |
| Nuveen Senior Income Fund | COM | 67067Y104 | 29 | 4,000 | SH | SOLE |
| Nuveen Tax-Adv Tot Ret Strat | COM | 67090H102 | 1,710 | 153,900 | SH | SOLE |
| Occidental Petroleum Corp. | COM | 674599105 | 64,706 | 679,467 | SH | SOLE |
| Oiltanking Partners LP | COM | 678049107 | 12,817 | 417,225 | SH | SOLE |
| ONEOK Partners LP | COM | 68268N103 | 166 | 3,035 | SH | SOLE |
| Oracle Corp. | COM | 68389X105 | 83,704 | 2,870,501 | SH | SOLE |

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

| | | | | | | | |
|---|-----|-----------|-----------|------------|----|------|---|
| Orient Express Hotels Ltd. A | COM | G67743107 | 83,437 | 8,180,107 | SH | SOLE | 1 |
| P G & E Corp. | COM | 69331C108 | 71,798 | 1,653,958 | SH | SOLE | 1 |
| Paa Natural Gas Storage Lp | COM | 693139107 | 18 | 935 | SH | SOLE | 1 |
| Parkway Properties Inc. | COM | 70159Q104 | 1,723 | 164,420 | SH | SOLE | 1 |
| Patterson Companies | COM | 703395103 | 26,917 | 805,900 | SH | SOLE | 1 |
| Pebblebrook Hotel Trust | COM | 70509V100 | 10,958 | 485,307 | SH | SOLE | 1 |
| Penn Virginia Resource Partners LP | COM | 707884102 | 52 | 2,400 | SH | SOLE | 1 |
| Pepsico Inc. | COM | 713448108 | 29,561 | 445,538 | SH | SOLE | 1 |
| Petroleo Brasileiro SA | ADR | 71654V101 | 296 | 11,569 | SH | SOLE | 1 |
| Petsmart Inc | COM | 716768106 | 21,017 | 367,300 | SH | SOLE | 1 |
| Pfizer Inc. | COM | 717081103 | 67,823 | 2,993,084 | SH | SOLE | 1 |
| Philip Morris International | COM | 718172109 | 61,344 | 692,289 | SH | SOLE | 1 |
| Piedmont Office Realty Tru-A | COM | 720190206 | 131,825 | 7,426,735 | SH | SOLE | 1 |
| PIMCO Corporate Income Fund | COM | 72200U100 | 71 | 4,400 | SH | SOLE | 1 |
| PIMCO Corporate Opportunity | COM | 72201B101 | 5,447 | 292,695 | SH | SOLE | 1 |
| PIMCO High Income Fund | COM | 722014107 | 214 | 16,700 | SH | SOLE | 1 |
| PIMCO Income Opportunity Fund | COM | 72202B100 | 14,571 | 552,965 | SH | SOLE | 1 |
| PIMCO Income Strategy Fund II | COM | 72201J104 | 2,494 | 245,437 | SH | SOLE | 1 |
| Pimco Municipal Income Fund II | COM | 72200W106 | 0 | 0 | SH | SOLE | 1 |
| PIMCO Strategic Global Government Fund Inc | COM | 72200X104 | 55 | 5,000 | SH | SOLE | 1 |
| Pioneer Diversified High Income | COM | 723653101 | 1,079 | 52,600 | SH | SOLE | 1 |
| Pioneer Floating Rate Trust | COM | 72369J102 | 5,508 | 425,002 | SH | SOLE | 1 |
| Pioneer High Income Trust | COM | 72369H106 | 67 | 4,000 | SH | SOLE | 1 |
| Plains All American Pipeline LP | COM | 726503105 | 139 | 1,775 | SH | SOLE | 1 |
| PNC Financial Services Group | COM | 693475105 | 290 | 4,500 | SH | SOLE | 1 |
| Post Properties Inc. | COM | 737464107 | 77,108 | 1,645,488 | SH | SOLE | 1 |
| Potash Corp of Saskatchewan | COM | 73755L107 | 6,124 | 134,400 | SH | SOLE | 1 |
| Potash Corp of Saskatchewan - US | COM | 73755L107 | 29,571 | 647,199 | SH | SOLE | 1 |
| PPL Corp. | COM | 69351T106 | 40,601 | 1,436,707 | SH | SOLE | 1 |
| Procter & Gamble Co. | COM | 742718109 | 65,992 | 981,876 | SH | SOLE | 1 |
| ProLogis Inc. | COM | 74340W103 | 1,224,108 | 33,984,119 | SH | SOLE | 1 |
| Prudential Finl Inc | COM | 744320102 | 81,976 | 1,293,200 | SH | SOLE | 1 |
| PS Business Parks Inc. | COM | 69360J107 | 6,823 | 104,108 | SH | SOLE | 1 |
| Public Storage | COM | 74460D109 | 1,146,451 | 8,297,395 | SH | SOLE | 1 |
| Putnam Master Intermediate Income Trust | COM | 746909100 | 38 | 7,300 | SH | SOLE | 1 |
| Putnam Premier Income Trust | COM | 746853100 | 7,335 | 1,331,253 | SH | SOLE | 1 |
| Pyxis Credit Strategies Fund | COM | 74734W107 | 30 | 4,800 | SH | SOLE | 1 |
| Qualcomm Inc. | COM | 747525103 | 98,670 | 1,450,600 | SH | SOLE | 1 |
| Questar Corp. | COM | 748356102 | 19,418 | 1,008,196 | SH | SOLE | 1 |
| Ramco-Gershenson 7.25% CV Pr.D (RPT D) | PFD | 751452608 | 3,588 | 73,005 | SH | SOLE | 1 |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | COLUMN 6 | COLUMN 7 |
|----------|----------|----------|----------|---------------------|------------|----------|
| | | | VALUE | SHRS OR SH/ PUT/ | INVESTMENT | |

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

| NAME OF ISSUER | TITLE OF CLASS | CUSIP | (x\$1000) | PRN AMT | PRN CALL | DISCRETION | MA |
|---|----------------|-----------|-----------|------------|----------|------------|----|
| Ramco-Gershenson Properties | COM | 751452202 | 15,119 | 1,237,214 | SH | SOLE | 1 |
| Rayonier Inc. | COM | 754907103 | 1,047 | 23,744 | SH | SOLE | 1 |
| Regency Centers Corp. | COM | 758849103 | 543,147 | 12,211,037 | SH | SOLE | 1 |
| Regency Energy Partners Lp | COM | 75885Y107 | 100 | 4,075 | SH | SOLE | 1 |
| Regions Financial Corp. | COM | 7591EP100 | 659 | 100,000 | SH | SOLE | 1 |
| RLJ Lodging Trust | COM | 74965L101 | 35,206 | 1,889,758 | SH | SOLE | 1 |
| Rogers Communications Inc | COM | 775109200 | 8,483 | 214,100 | SH | SOLE | 1 |
| Rose Rock Midstream LP | COM | 777149105 | 7,620 | 319,620 | SH | SOLE | 1 |
| Ross Stores Inc | COM | 778296103 | 42,895 | 738,300 | SH | SOLE | 1 |
| Rouse Properties Inc | COM | 779287101 | 67 | 4,917 | SH | SOLE | 1 |
| Royal Bank of Canada | COM | 780087102 | 133 | 2,300 | SH | SOLE | 1 |
| Royal Bank of Scotland 6.35% (RBS N) | PFD | 780097770 | 2,687 | 166,257 | SH | SOLE | 1 |
| Royal Bank of Scotland 6.6% (RBS S) | PFD | 780097739 | 3,948 | 236,406 | SH | SOLE | 1 |
| Royal Bank of Scotland Pr.H | PFD | 780097879 | 2,635 | 119,000 | SH | SOLE | 1 |
| Royal Bank Scotland 6.4% (RBS M) | PFD | 780097796 | 2,641 | 160,615 | SH | SOLE | 1 |
| Royal Gold Inc | COM | 780287108 | 131 | 2,007 | SH | SOLE | 1 |
| Royce Value Trust | COM | 780910105 | 6,297 | 453,700 | SH | SOLE | 1 |
| SBA Communications Corp. Cl A | COM | 78388J106 | 3,929 | 77,323 | SH | SOLE | 1 |
| Schlumberger Ltd. | COM | 806857108 | 39,248 | 561,242 | SH | SOLE | 1 |
| Select Income Reit | COM | 81618T100 | 10,413 | 461,168 | SH | SOLE | 1 |
| Sempra Energy | COM | 816851109 | 57,348 | 956,441 | SH | SOLE | 1 |
| Senior Housing Properties Trust | COM | 81721M109 | 218,619 | 9,914,692 | SH | SOLE | 1 |
| Siemens AG-Spons ADR | ADR | 826197501 | 14,330 | 142,111 | SH | SOLE | 1 |
| Simon Property Group Inc. | COM | 828806109 | 3,468,271 | 23,807,463 | SH | SOLE | 1 |
| SL Green Realty Corp. | COM | 78440X101 | 704,783 | 9,088,110 | SH | SOLE | 1 |
| Southern Co | COM | 842587107 | 66,750 | 1,485,638 | SH | SOLE | 1 |
| Southwestern Energy | COM | 845467109 | 209 | 6,825 | SH | SOLE | 1 |
| Sovran Self Storage Inc. | COM | 84610H108 | 67,050 | 1,345,583 | SH | SOLE | 1 |
| SPDR Trust Series 1 | COM | 78462F103 | 3,870 | 27,500 | SH | SOLE | 1 |
| Special Opportunities F | COM | 84741T104 | 16 | 1,000 | SH | SOLE | 1 |
| Spectra Energy Corp. | COM | 847560109 | 4,763 | 150,970 | SH | SOLE | 1 |
| Sprott Physical Gold Tr | COM | 85207H104 | 5,496 | 380,600 | SH | SOLE | 1 |
| Sprott Physical Silver Trust | COM | 85207K107 | 2,616 | 191,900 | SH | SOLE | 1 |
| Starwood Hotels & Resorts | COM | 85590A401 | 125,398 | 2,222,972 | SH | SOLE | 1 |
| Stone Harbor Emerging Market | COM | 86164T107 | 1,775 | 72,200 | SH | SOLE | 1 |
| Strategic Hotels & Resorts I | COM | 86272T106 | 951 | 144,600 | SH | SOLE | 1 |
| Stratus Properties Inc. | COM | 863167201 | 841 | 90,025 | SH | SOLE | 1 |
| Suburban Propane Partners LP | COM | 864482104 | 39 | 900 | SH | SOLE | 1 |
| Suncor Energy Inc | COM | 867224107 | 577 | 17,684 | SH | SOLE | 1 |
| Sunoco Logistics Partners LP | COM | 86764L108 | 54 | 1,425 | SH | SOLE | 1 |
| Sunstone Hotel Pr. D | PFD | 867892507 | 19,507 | 791,045 | SH | SOLE | 1 |
| Supervalu Inc. | COM | 868536103 | 3,344 | 585,606 | SH | SOLE | 1 |
| Symantec Corp | COM | 871503108 | 57,323 | 3,065,400 | SH | SOLE | 1 |
| Syngenta AG -ADR | ADR | 87160A100 | 1,494 | 21,700 | SH | SOLE | 1 |
| Talisman Energy Inc | COM | 87425E103 | 93 | 7,450 | SH | SOLE | 1 |
| Tanger Factory Outlet Center | COM | 875465106 | 180,063 | 6,056,603 | SH | SOLE | 1 |
| Targa Resources Corp | COM | 87612G101 | 4,073 | 89,625 | SH | SOLE | 1 |
| Targa Resources Partners Lp | COM | 87611X105 | 93 | 2,231 | SH | SOLE | 1 |
| Taubman Centers Inc. | COM | 876664103 | 362,475 | 4,968,820 | SH | SOLE | 1 |
| TC Pipelines LP | COM | 87233Q108 | 43 | 955 | SH | SOLE | 1 |
| Templeton Global Income Fund | COM | 880198106 | 2,845 | 294,848 | SH | SOLE | 1 |
| Tesoro Logistics LP | COM | 88160T107 | 15,047 | 430,288 | SH | SOLE | 1 |
| Teva Pharmaceutical-Sponsored | ADR | 881624209 | 24,012 | 532,884 | SH | SOLE | 1 |

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

ADR

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | | COLUMN 6 | COLUMN 7 |
|---|----------------|-----------|--------------------|--------------------|------------|--------------|--------------------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PRN | PUT/ CALL | INVESTMENT DISCRETION |
| The Macerich Co. | COM | 554382101 | 314,078 | 5,438,572 | SH | | SOLE |
| The Walt Disney Co. | COM | 254687106 | 85,397 | 1,950,600 | SH | | SOLE |
| Tiffany & Co New | COM | 886547108 | 19,633 | 284,000 | SH | | SOLE |
| Tim Hortons Inc | COM | 88706M103 | 20,779 | 389,200 | SH | | SOLE |
| Tim Hortons Inc. | COM | 88706M103 | 214 | 4,000 | SH | | SOLE |
| Time Warner Cable In | COM | 88732J207 | 34,760 | 426,500 | SH | | SOLE |
| Toronto-Dominion Bank | COM | 891160509 | 5,616 | 66,300 | SH | | SOLE |
| Toronto-Dominion Bank | COM | 891160509 | 16,455 | 193,700 | SH | | SOLE |
| Tortoise MLP Fund, Inc | COM | 89148B101 | 5,741 | 224,100 | SH | | SOLE |
| TransCanada Corp | COM | 89353D107 | 59,676 | 1,392,562 | SH | | SOLE |
| UDR Inc. | COM | 902653104 | 482,431 | 18,061,814 | SH | | SOLE |
| Ultra Pete Corp | COM | 903914109 | 225 | 9,959 | SH | | SOLE |
| United Parcel Service Cl B | COM | 911312106 | 45,620 | 565,160 | SH | | SOLE |
| United Technologies Corp. | COM | 913017109 | 9,909 | 119,473 | SH | | SOLE |
| Unitedhealth Group Inc. | COM | 91324P102 | 99,556 | 1,689,104 | SH | | SOLE |
| US Bancorp | COM | 902973304 | 75,933 | 2,396,872 | SH | | SOLE |
| Van Kampen Dynamic Credit Op | COM | 46132R104 | 102 | 8,700 | SH | | SOLE |
| Van Kampen Senior Income Trust | COM | 46131H107 | 77 | 15,600 | SH | | SOLE |
| Ventas Inc. | COM | 92276F100 | 1,011,456 | 17,713,770 | SH | | SOLE |
| Verizon Communications Inc. | COM | 92343V104 | 15,533 | 406,300 | SH | | SOLE |
| Visa Inc.-Class A Shares | COM | 92826C839 | 73,526 | 623,100 | SH | | SOLE |
| Vodafone Group PLC ADR | ADR | 92857W209 | 5,408 | 195,456 | SH | | SOLE |
| Vornado Realty Trust | COM | 929042109 | 1,289,630 | 15,316,266 | SH | | SOLE |
| Wa/Clay US Infl-Lkd Opportunity & Income Fund | COM | 95766R104 | 69 | 5,400 | SH | | SOLE |
| Wal-Mart Stores Inc. | COM | 931142103 | 2,693 | 44,000 | SH | | SOLE |
| Weingarten Realty Investors | COM | 948741103 | 266,108 | 10,068,401 | SH | | SOLE |
| Wells Fargo & Co. | COM | 949746101 | 80,956 | 2,371,303 | SH | | SOLE |
| Wells Fargo Advantage Global Income Opportunities Fund | COM | 94987C103 | 711 | 83,400 | SH | | SOLE |
| Wells Fargo Advantage Multi-sector | COM | 94987B105 | 5,839 | 570,200 | SH | | SOLE |
| Wells Fargo Advantage Multi-sector | COM | 94987D101 | 73 | 4,800 | SH | | SOLE |
| Wells Fargo Co 7.5% (WFC L) | PFD | 949746804 | 45,226 | 40,500 | SH | | SOLE |
| Western Asset Global Cp | COM | 95790C107 | 3,357 | 174,111 | SH | | SOLE |
| Western Asset Global High In | COM | 95766B109 | 5,972 | 450,700 | SH | | SOLE |
| Western Asset High Income Fund II | COM | 95766J102 | 3,948 | 395,166 | SH | | SOLE |
| Western Asset High Income Opportunity Fund | COM | 95766K109 | 301 | 48,900 | SH | | SOLE |
| Western Asset Managed High Y | COM | 95766L107 | 31 | 5,000 | SH | | SOLE |
| Western Gas Partners LP | COM | 958254104 | 70 | 1,525 | SH | | SOLE |
| Williams Cos Inc. | COM | 969457100 | 52,127 | 1,691,870 | SH | | SOLE |
| Williams Partners LP | COM | 96950F104 | 100 | 1,770 | SH | | SOLE |
| Wisconsin Energy Corp. | COM | 976657106 | 87,525 | 2,487,921 | SH | | SOLE |
| WW Grainger Inc | COM | 384802104 | 6,618 | 30,810 | SH | | SOLE |

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

Xcel Energy Inc.

COM

98389B100

19,871

750,715 SH

SOLE

1