

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

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS
September 30, 2005 (Unaudited)

		Number 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

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-Q

	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

1

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

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

Number

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-Q

		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 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 of Shares	Value
		-----	-----
PREFERRED SECURITIES - CAPITAL TRUST	35.2%		
BANK	5.4%		
AgFirst Farm Credit Bank, 7.30%, due 10/14/49, 144A(d)		29,100,000	\$ 29,230,804
Astoria Capital Trust I, 9.75%, 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%, due 2/1/27, Series A		2,232,000	2,404,380
Roslyn Preferred Trust I, 4.78%, due 4/1/32, (FRN), 144A(d)		7,500,000	7,537,500
Roslyn Real Estate Asset Corp., 4.813%, due 9/30/08, Series D (FRN)		100	10,025,000
Sky Financial Capital Trust I, 9.75%, due 5/1/30, Series B		3,000,000	3,473,700
Webster Capital Trust I, 9.36%, 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%, due 12/31/49		19,550,000	20,168,484
CA Preferred Funding Trust, 7.00%, 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%, 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 of Shares	Value
ELECTRIC - INTEGRATED	3.0%		
Dominion Resources Capital Trust III, 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, due 6/30/28, Series B		3,000,000	2,976,357
Southern California Edison Co., 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, Series A		5,200,000	5,587,697
DIVERSIFIED FINANCIAL SERVICES	2.2%		
Old Mutual Capital Funding, 8.00%, 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%, 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%, 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 of Shares	Value
INSURANCE	7.3%		
LIFE/HEALTH INSURANCE	1.2%		
AmerUS Capital I, 8.85%, due 2/1/27, Series A		2,000,000	\$ 2,120,348
Liberty Mutual Insurance, 7.697%, 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, 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%, 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%, due 6/1/37, 144A (d)		14,212,000	15,229,338
			73,708,429
PROPERTY CASUALTY	0.8%		
Oil Casualty Insurance, 8.00%, due 9/15/34, 144A (d)		8,000,000	8,187,720
W.R. Berkley Capital Trust, 8.197%, due 12/15/45		4,100,000	4,210,470
			12,398,190
TOTAL INSURANCE			106,789,100
MEDICAL - HOSPITAL	1.0%		

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-Q

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, 7.75%, due 9/29/49		11,000,000	11,464,750

6

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

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

		Number of Shares	Value
PIPELINES	1.7%		
K N Capital Trust I, 8.56%, due 4/15/27, Series B (TruPS)		9,513,000	\$ 10,283,943
K N Capital Trust III, 7.63%, due 4/15/28, (TruPS)		13,330,000	15,108,755
			25,392,698
REAL ESTATE	0.4%		
BF Saul Real Estate Investment Trust, 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%, due 4/21/20, 144A(d)		15,954	20,178,938
TOTAL PREFERRED SECURITIES - CAPITAL TRUST (Identified cost-\$500,074,862)			511,946,431

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-Q

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

7

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

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

		Number of Shares	Value
BANK	2.5%		
ASBC Capital I, 7.625%, due 6/15/32, 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%, due 10/01/33, Series		390,000	10,044,450
Countrywide Capital IV, 6.75%, 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%, 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%, due 6/01/35, Series P		120,000	3,016,800
Old Second Bancorp Capital Trust I, 7.80%, due 6/30/33, Series		55,550	595,496

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-Q

			36,835,677

BANK-FOREIGN	2.0%		
Abbey National PLC, 7.375%, Series C		493,264	12,854,460
Banco Santander Central Hispano SA, 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%, Series H		55,600	1,420,024
Royal Bank of Scotland Group PLC, 6.35%, Series N, (ADR)		200,000	5,082,000

			28,316,884

8

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

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

		Number of Shares	Value
		-----	-----
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, Series		76,800	2,012,160
Energy East Capital Trust I, 8.25%, 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%, due 6/30/47, Series C		69,700	1,738,318
Northern States Power Co., 8.00%, 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

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-Q

NVP Capital III, 7.75%, due 9/30/38, Series B		81,900	2,055,690
PSEG Funding Trust II, 8.75%, due 12/31/32, Series		199,900	5,307,345
Puget Sound Energy Capital Trust II, 8.40%, 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%, due 7/30/42, Series (TruPS)		79,761	2,083,357
			28,091,989
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, Series E (TOPrs)		166,300	4,431,895
Merrill Lynch & Co., Series 1 (FRN)		140,000	3,521,000
			19,195,430

9

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

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

		Number of Shares	Value
GAS-DISTRIBUTION	3.2%		
Dominion CNG Capital Trust I, 7.80%, due 10/31/41, Series		78,700	\$ 2,043,839
Laclede Capital Trust I, 7.70%, 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%,			

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-Q

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%, due 7/26/45, Series		380,000	9,367,000

			19,625,055

REINSURANCE	0.2%		
EverestRe Capital Trust II, 6.20%, due 3/29/34, Series B		100,000	2,329,000

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-Q

		Number 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, Series A-1 (CABCO)		117,600	3,122,280
Liberty Media Corp., 8.75%, due 2/01/30, (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 of Shares	Value
<hr/>			
HOTEL	0.3%		
Eagle Hospitality Properties Trust, 8.25%, 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., 8.00%, Series T		93,700	2,370,610
Apartment Investment & Management Co., 8.00%, Series V		101,000	2,565,400
Apartment Investment & Management Co., 7.875%, Series Y		110,000	2,761,000
Associated Estates Realty Corp., 8.70%, Series B		40,000	1,042,000
Hovnanian Enterprises, 7.625%, Series A		130,500	3,151,445
Mid-America Apartment Communities, 8.30%, 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%, Series G		38,700	1,003,104
Developers Diversified Realty Corp., 7.50%, Series I		47,800	1,216,032
Saul Centers, 8.00%, Series A		69,400	1,814,810
			<hr/> 4,033,946 <hr/>

12

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

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

		Number 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%, due 3/31/45, Series		249,852	6,266,288
Telephone & Data Systems, 7.60%, due 12/01/41, Series A		197,800	5,053,790
United States Cellular Corp., 7.50%, 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 - \$25 PAR VALUE (Identified cost-\$399,195,122)			406,380,432

Principal

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-Q

		Amount	

CORPORATE BONDS	1.3%		
CELLULAR TELECOMMUNICATIONS	0.1%		
Rogers Wireless Communications, 8.00%, 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

13

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

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

		Principal Amount	Value
		-----	-----
TELEPHONE - INTEGRATED	0.7%		
Citizens Communications Co., 9.00%, 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%, due 10/03/05 (Identified cost-\$1,689,742)		1,690,000	1,689,742

TOTAL INVESTMENTS			

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-Q

(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 (Equivalent to \$30.16 per share based on 48,251,666 shares of common stock outstanding)	100.0%	\$1,455,063,636

 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

 15

 COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

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

Interest Rate Swaps:

Counterparty	Notional Amount	Fixed Rate	Floating Rate(a) (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

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-Q

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

(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

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

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

Date: November 17, 2005

By: /s/ Jay J. Chen

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