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COHEN & STEERS INC
Form 13F-HR
November 14, 2007

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

Form 13F
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: September 28, 2007
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: Vice President and Chief Compliance Officer
Phone: (212) 832-3232

Signature, Place, and Dating of Signing:

/s/ Lisa Phelan New York, NY November 14, 2007

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

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028-01190

FRANK RUSSELL COMPANY

Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 1
 Form 13F Information Table Entry Total: 362
 Form 13F Information Table Value Total: 19,733,968 (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/ PUT/ CALL | INVSTMT DSCRETN | OTHER MANAGER |
| 3M Co Common | COM | 88579Y101 | 2,733 | 29,200 | SH | | Sole |
| Abbott Laboratories Commo | COM | 002824100 | 18,995 | 354,263 | SH | | Sole |
| ACE Ltd Common | COM | G0070K103 | 12,078 | 199,400 | SH | | Sole |
| Advent Claymore Conv Sec | COM | 00764C109 | 16,208 | 634,118 | SH | | Sole |
| Advent Claymore Global Co | COM | 007639107 | 1,559 | 95,000 | SH | | Sole |
| Advent/Claymore Enh Gr & | COM | 00765E104 | 3,933 | 225,749 | SH | | Sole |
| AES Corp Common | COM | 00130H105 | 2,158 | 107,700 | SH | | Sole |
| Aflac Inc | COM | 001055102 | 19,819 | 347,449 | SH | | Sole |
| AGL Resources Inc | COM | 001204106 | 12,738 | 321,500 | SH | | Sole |
| Alcoa Inc Common | COM | 013817101 | 6,242 | 159,558 | SH | | Sole |
| Alexandria Real Estate Eq | COM | 015271109 | 75,619 | 785,583 | SH | | Sole |
| Allegheny Energy, Inc. | COM | 017361106 | 2,561 | 49,000 | SH | | Sole |
| Alliant Energy Corp Commo | COM | 018802108 | 307 | 8,000 | SH | | Sole |
| Allstate Corp/The Common | COM | 020002101 | 10,849 | 189,700 | SH | | Sole |
| Alpine Global Dynamic Div | COM | 02082E106 | 6,244 | 268,103 | SH | | Sole |
| Alpine Total Dynamic Div | COM | 021060108 | 13,167 | 670,075 | SH | | Sole |
| Altria Group Inc Common | COM | 02209S103 | 16,412 | 236,033 | SH | | Sole |
| AMB Property Corp Common | COM | 00163T109 | 75,865 | 1,268,418 | SH | | Sole |
| Ameren Corp Common | COM | 023608102 | 101,623 | 1,935,683 | SH | | Sole |
| America Movil SAB de CV A | COM | 02364W105 | 4,902 | 76,600 | SH | | Sole |
| American Campus Communiti | COM | 024835100 | 55,782 | 1,904,500 | SH | | Sole |
| American Electric Power C | COM | 025537101 | 29,307 | 636,000 | SH | | Sole |
| American International Gr | COM | 026874107 | 14,825 | 219,137 | SH | | Sole |

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|---------------------------|-----|-----------|---------|------------|----|------|
| American Tower Corporatio | COM | 029912201 | 544 | 12,500 | SH | Sole |
| Annaly Capital Management | COM | 035710409 | 24,682 | 1,549,385 | SH | Sole |
| Apartment Invt & Mgmt | COM | 03748R101 | 375,137 | 8,312,371 | SH | Sole |
| Archer Daniels Midland Co | COM | 039483102 | 9,999 | 302,279 | SH | Sole |
| AT&T Common | COM | 00206R102 | 54,390 | 1,285,504 | SH | Sole |
| Atmos Energy Corp Common | COM | 049560105 | 5,961 | 210,500 | SH | Sole |
| AvalonBay Communities Inc | COM | 053484101 | 405,296 | 3,432,967 | SH | Sole |
| Baker Hughes Inc Common | COM | 057224107 | 7,717 | 85,400 | SH | Sole |
| Bank of America Corp Comm | COM | 060505104 | 28,779 | 572,499 | SH | Sole |
| Becton Dickinson & Co | COM | 075887109 | 459 | 5,600 | SH | Sole |
| Bemis Co Common | COM | 081437105 | 1,979 | 68,000 | SH | Sole |
| BioMed Realty Trust Inc C | COM | 09063H107 | 219,272 | 9,098,448 | SH | Sole |
| Blackrock Corp HY Fund VI | COM | 09255P107 | 4,036 | 322,100 | SH | Sole |
| Blackrock Corporate High | COM | 09255L106 | 2,362 | 305,600 | SH | Sole |
| Blackrock Corporate High | COM | 09255N102 | 1,324 | 104,600 | SH | Sole |
| Blackrock Dividend Achiev | COM | 09250N107 | 464 | 33,278 | SH | Sole |
| Blackrock Global Enrg & R | COM | 09250U101 | 8,329 | 276,700 | SH | Sole |
| Blackrock Global Eq Inc T | COM | 09255D104 | 785 | 44,585 | SH | Sole |
| Blackrock Health Sciences | COM | 09250W107 | 4,864 | 183,900 | SH | Sole |
| Blackrock Inc. COM | COM | 09247X101 | 9,442 | 54,450 | SH | Sole |
| Blackrock International G | COM | 092524107 | 515 | 29,300 | SH | Sole |
| Blackrock Ltd Duration In | COM | 09249W101 | - | 1 | SH | Sole |
| Blackrock Pfd & Eq Adv Tr | COM | 092508100 | 9,268 | 490,618 | SH | Sole |
| Blackrock Real Asset Equi | COM | 09254B109 | 5,874 | 351,100 | SH | Sole |
| Blackrock Strat Dvd Achv | COM | 09249Y107 | 1,666 | 123,400 | SH | Sole |
| Boeing Co Common | COM | 097023105 | 10,735 | 102,243 | SH | Sole |
| Boston Properties Inc Com | COM | 101121101 | 784,285 | 7,548,476 | SH | Sole |
| Brandywine Realty Trust C | COM | 105368203 | 181,786 | 7,182,380 | SH | Sole |
| BRE Properties Inc Common | COM | 05564E106 | 265,956 | 4,755,174 | SH | Sole |
| Brookfield Properties Co | COM | 112900105 | 353,293 | 14,188,462 | SH | Sole |
| C&S REIT and Utility Inco | COM | 19247Y108 | 129 | 6,201 | SH | Sole |
| C&S Select Utility Fund C | COM | 19248A109 | 151 | 5,786 | SH | Sole |
| Calamos Convertible & Inc | COM | 12811P108 | 4,703 | 306,612 | SH | Sole |
| Calamos Global Total Retu | COM | 128118106 | 52 | 2,900 | SH | Sole |
| Calamos Strat Tot Return | COM | 128125101 | 19,872 | 1,337,300 | SH | Sole |
| Camden Property Trust Com | COM | 133131102 | 218,512 | 3,400,957 | SH | Sole |
| Capital And Inc Strat Fd | COM | 09256A109 | 4,073 | 193,200 | SH | Sole |
| Carnival Corp Common | COM | 143658300 | 3,097 | 63,950 | SH | Sole |
| CBL & Associates Properti | COM | 124830100 | 19,006 | 542,281 | SH | Sole |
| Cedar Shopping Centers In | COM | 150602209 | 88,593 | 6,504,700 | SH | Sole |
| CenterPoint Energy, Inc. | COM | 15189T107 | 834 | 52,000 | SH | Sole |
| Chevron Corp Common | COM | 166764100 | 14,714 | 157,230 | SH | Sole |
| China Mobile Ltd ADR | COM | 16941M109 | 6,936 | 84,550 | SH | Sole |
| Citigroup Inc Common | COM | 172967101 | 21,639 | 463,638 | SH | Sole |
| Citizens Communications C | COM | 17453B101 | 27,997 | 1,955,100 | SH | Sole |
| Cleco Corp Common | COM | 12561W105 | 12,842 | 508,200 | SH | Sole |
| Clough Global Allocation | COM | 18913Y103 | 2,260 | 109,600 | SH | Sole |
| Clough Global Equity Fund | COM | 18914C100 | 3,568 | 176,900 | SH | Sole |
| Clough Global Opportuniti | COM | 18914E106 | 15,916 | 907,385 | SH | Sole |
| CMS Energy Corp Common | COM | 125896100 | 431 | 25,600 | SH | Sole |
| CNOOC Ltd ADR | COM | 126132109 | 58 | 350 | SH | Sole |
| Coca-Cola Co/The Common | COM | 191216100 | 2,500 | 43,500 | SH | Sole |
| Colonial Properties Trust | COM | 195872106 | 116,329 | 3,391,520 | SH | Sole |
| Comerica Common | COM | 200340107 | 5,497 | 107,200 | SH | Sole |
| Comverge Common | COM | 205859101 | 424 | 12,900 | SH | Sole |
| ConocoPhillips Common | COM | 20825C104 | 12,180 | 138,770 | SH | Sole |
| Consolidated Edison Inc C | COM | 209115104 | 102,170 | 2,206,700 | SH | Sole |
| Constellation Energy Grou | COM | 210371100 | 24,184 | 281,900 | SH | Sole |
| Corning Inc Common | COM | 219350105 | 8,467 | 343,500 | SH | Sole |
| Corporate Office Properti | COM | 22002T108 | 3,360 | 80,700 | SH | Sole |
| Costco Wholesale Corp Com | COM | 22160K105 | 3,246 | 52,900 | SH | Sole |
| DCP Midstream Partners LP | COM | 23311P100 | 16,230 | 377,600 | SH | Sole |

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|---------------------------|-----|-----------|---------|------------|----|------|
| DCT Industrial Trust Comm | COM | 233153105 | 78,298 | 7,478,378 | SH | Sole |
| Developers Diversified Re | COM | 251591103 | 468,871 | 8,392,174 | SH | Sole |
| Devon Energy Corp Common | COM | 25179M103 | 12,419 | 149,273 | SH | Sole |
| Diageo PLC ADR | COM | 25243Q205 | 8,703 | 99,200 | SH | Sole |
| DiamondRock Hospitality C | COM | 252784301 | 81,106 | 4,658,600 | SH | Sole |
| Dividend Cap Real Inc All | COM | 25537T105 | 2,963 | 265,474 | SH | Sole |
| Dominion Resources Inc/VA | COM | 25746U109 | 57,510 | 682,200 | SH | Sole |
| Douglas Emmett Common | COM | 25960P109 | 61,598 | 2,490,788 | SH | Sole |
| Dow 30 Enhanced Premium | COM | 260537105 | 5,615 | 315,972 | SH | Sole |
| Dow 30 Prem & Div Inc Fun | COM | 260582101 | 95 | 4,800 | SH | Sole |
| Dow Chemical Co/The Commo | COM | 260543103 | 7,277 | 169,000 | SH | Sole |
| DPL Inc Common | COM | 233293109 | 8,894 | 338,700 | SH | Sole |
| DREMAN/CLAYMORE CEF | COM | 26153R100 | 1,516 | 75,900 | SH | Sole |
| DTE Energy Co Common | COM | 233331107 | 94,783 | 1,956,700 | SH | Sole |
| Duke Energy Corp Common | COM | 26441C105 | 161,437 | 8,637,620 | SH | Sole |
| Duke Realty Corp Common | COM | 264411505 | 336 | 9,945 | SH | Sole |
| Duncan Energy Partners Co | COM | 265026104 | 3,371 | 147,900 | SH | Sole |
| DWS Gbl Commodities Stk | COM | 23338Y100 | 4,982 | 254,076 | SH | Sole |
| DWS RREEF Real Estate CEF | COM | 233384106 | 5,220 | 235,547 | SH | Sole |
| DWS RREEF Real Estate II | COM | 23338X102 | 7,659 | 455,900 | SH | Sole |
| Dynegy Inc Class A Common | COM | 26817G102 | 550 | 59,500 | SH | Sole |
| E.ON AG ADR | COM | 268780103 | 93,944 | 1,530,785 | SH | Sole |
| EastGroup Properties Inc | COM | 277276101 | 130,425 | 2,881,666 | SH | Sole |
| Eastman Chemical Company | COM | 277432100 | 2,336 | 35,000 | SH | Sole |
| Eaton Vance Enh Eq Inc I | COM | 278277108 | 17,148 | 894,973 | SH | Sole |
| Eaton Vance Enhanced Eq I | COM | 278274105 | 4,154 | 213,661 | SH | Sole |
| Eaton Vance Ltd Duration | COM | 27828H105 | 1,314 | 80,000 | SH | Sole |
| Eaton Vance T/M Buy-Write | COM | 27828X100 | 4,966 | 252,470 | SH | Sole |
| Eaton Vance T/M Buy-Write | COM | 27828Y108 | 11,402 | 628,567 | SH | Sole |
| Eaton Vance TA Gl Div & I | COM | 27828S101 | 11,841 | 427,000 | SH | Sole |
| Eaton Vance Tax Man Gbl | COM | 27829C105 | 17,614 | 965,165 | SH | Sole |
| Eaton Vance Tax Man Gbl | COM | 27829F108 | 10,859 | 634,626 | SH | Sole |
| Eaton Vance Tax-Adv Dvd I | COM | 27828G107 | 12,557 | 436,900 | SH | Sole |
| Eaton Vance Tax-Mgd Dvsfi | COM | 27828N102 | 20,693 | 1,167,105 | SH | Sole |
| Edison International Comm | COM | 281020107 | 55,536 | 1,001,540 | SH | Sole |
| Education Realty Trust In | COM | 28140H104 | 54,580 | 4,042,968 | SH | Sole |
| EI Du Pont de Nemours &am | COM | 263534109 | 4,361 | 88,000 | SH | Sole |
| Eli Lilly and Co Common | COM | 532457108 | 4,794 | 84,200 | SH | Sole |
| Energy Income And Growth | COM | 292697109 | 3,004 | 121,100 | SH | Sole |
| Energy Transfer Partners | COM | 29273R109 | 14,682 | 300,550 | SH | Sole |
| EnergySouth Common | COM | 292970100 | 522 | 10,354 | SH | Sole |
| Enernoc Inc Common | COM | 292764107 | 649 | 17,000 | SH | Sole |
| Enhanced S&P 500 Covered | COM | 29332W107 | 89 | 5,000 | SH | Sole |
| Entergy Corp Common | COM | 29364G103 | 146,885 | 1,356,404 | SH | Sole |
| Enterprise Products Ptnrs | COM | 293792107 | 18,268 | 603,900 | SH | Sole |
| Entertainment Properties | COM | 29380T105 | 57,078 | 1,123,600 | SH | Sole |
| Equitable Resources Inc C | COM | 294549100 | 70,762 | 1,364,220 | SH | Sole |
| Equity Lifestyle Properti | COM | 29472R108 | 49,686 | 959,200 | SH | Sole |
| Equity One Inc Common | COM | 294752100 | 103,296 | 3,797,666 | SH | Sole |
| Equity Residential Common | COM | 29476L107 | 618,750 | 14,606,941 | SH | Sole |
| Essex Property Trust Inc | COM | 297178105 | 73,897 | 628,541 | SH | Sole |
| Evergreen Global Div Oppt | COM | 30024H101 | 11,879 | 650,900 | SH | Sole |
| Evergreen Util & High Inc | COM | 30034Q109 | 291 | 10,726 | SH | Sole |
| Exelon Corp Common | COM | 30161N101 | 189,749 | 2,517,902 | SH | Sole |
| Exterran Partners LP Comm | COM | 30225N105 | 6,592 | 206,000 | SH | Sole |
| Extra Space Storage Inc C | COM | 30225T102 | 114,008 | 7,407,977 | SH | Sole |
| Exxon Mobil Corp Common | COM | 30231G102 | 17,965 | 194,097 | SH | Sole |
| Fairpoint Communications | COM | 305560104 | 35,664 | 1,891,000 | SH | Sole |
| Federal Realty Invs Trust | COM | 313747206 | 262,739 | 2,965,465 | SH | Sole |
| Fiduciary/Claymore Mlp Op | COM | 31647Q106 | 3,718 | 162,661 | SH | Sole |
| Fifth Third Bancorp Commo | COM | 316773100 | 5,058 | 149,300 | SH | Sole |
| First Industrial Realty T | COM | 32054K103 | 33,926 | 872,800 | SH | Sole |

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|----------------------------|-----|-----------|---------|------------|----|------|
| First Potomac Realty Trus | COM | 33610F109 | 40,650 | 1,864,720 | SH | Sole |
| FirstEnergy Corp Common | COM | 337932107 | 101,869 | 1,608,270 | SH | Sole |
| Forest City Enterprises I | COM | 345550107 | 85,365 | 1,547,582 | SH | Sole |
| Fortress Investment Group | COM | 34958B106 | 6,164 | 289,100 | SH | Sole |
| FPL Group Inc Common | COM | 302571104 | 113,866 | 1,870,336 | SH | Sole |
| Franklin Templeton Ltd Du | COM | 35472T101 | 130 | 10,500 | SH | Sole |
| Freddie Mac Common | COM | 313400301 | 9,792 | 165,940 | SH | Sole |
| Gabelli Dividend & Income | COM | 36242H104 | 11,482 | 533,808 | SH | Sole |
| Gabelli Global Deal Fund | COM | 36245G103 | 819 | 47,800 | SH | Sole |
| General Dynamics Corp Com | COM | 369550108 | 15,113 | 178,919 | SH | Sole |
| General Electric Co Commo | COM | 369604103 | 19,223 | 464,330 | SH | Sole |
| General Growth Properties | COM | 370021107 | 324,955 | 6,060,337 | SH | Sole |
| General Mills Inc Common | COM | 370334104 | 2,268 | 39,100 | SH | Sole |
| Glimcher Realty Trust Com | COM | 379302102 | 127,326 | 5,418,134 | SH | Sole |
| GlobalSantaFe Corp Common | COM | G3930E101 | 10,994 | 144,620 | SH | Sole |
| GMH Communities Trust Com | COM | 36188G102 | 16,533 | 2,133,300 | SH | Sole |
| Goldman Sach Group, Inc. | COM | 38141G104 | 3,359 | 15,500 | SH | Sole |
| Gramercy Capital Corp/New | COM | 384871109 | 55,117 | 2,189,800 | SH | Sole |
| H & Q Life Sciences Invst | COM | 404053100 | 2,368 | 175,000 | SH | Sole |
| HCC Insurance Holdings In | COM | 404132102 | 18,091 | 631,681 | SH | Sole |
| Health Care Property Inve | COM | 40414L109 | 222,304 | 6,701,979 | SH | Sole |
| Health Care REIT Inc Comm | COM | 42217K106 | 199,842 | 4,517,212 | SH | Sole |
| Hewlett-Packard Co Common | COM | 428236103 | 4,116 | 82,674 | SH | Sole |
| Highland Credit Strategie | COM | 43005Q107 | 4,943 | 270,088 | SH | Sole |
| Highland Distressed Opprt | COM | 430067108 | 2,374 | 185,000 | SH | Sole |
| Highwoods Properties Inc | COM | 431284108 | 124,764 | 3,402,356 | SH | Sole |
| HJ Heinz Co Common | COM | 423074103 | 4,454 | 96,400 | SH | Sole |
| Home Properties Inc Commo | COM | 437306103 | 238,318 | 4,567,224 | SH | Sole |
| Hospitality Properties Tr | COM | 44106M102 | 134,212 | 3,301,664 | SH | Sole |
| Host Hotels & Resorts Com | COM | 44107P104 | 473,440 | 21,097,952 | SH | Sole |
| HRPT Properties Trust Com | COM | 40426W101 | 60,277 | 6,094,700 | SH | Sole |
| HSBC Holdings PLC ADR | COM | 404280406 | 8,473 | 91,500 | SH | Sole |
| ING Clarion Global Real E | COM | 44982G104 | 16,588 | 839,913 | SH | Sole |
| ING Clarion Real Estate I | COM | 449788108 | 3,808 | 249,700 | SH | Sole |
| ING Global Advntge & Prem | COM | 44982N109 | 6,655 | 324,300 | SH | Sole |
| ING Global Eqty Div & Pre | COM | 45684E107 | 3,630 | 186,844 | SH | Sole |
| ING Risk Managed Natural | COM | 449810100 | 10,174 | 550,831 | SH | Sole |
| Inland Real Estate Corp C | COM | 457461200 | 99,211 | 6,404,782 | SH | Sole |
| Integrays Energy Group Inc | COM | 45822P105 | 11,665 | 227,700 | SH | Sole |
| Intel Corp Common | COM | 458140100 | 8,487 | 328,201 | SH | Sole |
| International Business Ma | COM | 459200101 | 7,202 | 61,133 | SH | Sole |
| iStar Financial Inc Commo | COM | 45031U101 | 106,997 | 3,147,900 | SH | Sole |
| ITC Holdings Corp Common | COM | 465685105 | 25,043 | 505,400 | SH | Sole |
| JC Penney Co Inc Common | COM | 708160106 | 5,862 | 92,500 | SH | Sole |
| JM Smucker Company Common | COM | 832696405 | 278 | 5,200 | SH | Sole |
| John Han Bk & Thrift Opp | COM | 409735107 | 9,408 | 1,148,660 | SH | Sole |
| John Hancock T/A Dvd Inco | COM | 41013V100 | 14,341 | 758,400 | SH | Sole |
| Johnson & Johnson Common | COM | 478160104 | 15,127 | 230,236 | SH | Sole |
| Johnson Controls Common | COM | 478366107 | 1,819 | 15,400 | SH | Sole |
| JPMorgan Chase & Co C | COM | 46625H100 | 13,150 | 286,994 | SH | Sole |
| Kayne Anderson Energy Tot | COM | 48660P104 | 4,827 | 170,332 | SH | Sole |
| Kayne Anderson Mlp Invest | COM | 486606106 | 5,468 | 173,600 | SH | Sole |
| Keycorp Common | COM | 493267108 | 3,485 | 107,800 | SH | Sole |
| Kilroy Realty Corp Common | COM | 49427F108 | 184,128 | 3,036,903 | SH | Sole |
| Kimberly-Clark Corp Commo | COM | 494368103 | 3,864 | 55,000 | SH | Sole |
| Kimco Realty Corp Common | COM | 49446R109 | 23,881 | 528,247 | SH | Sole |
| Kinder Morgan Energy Part | COM | 494550106 | 13,762 | 278,592 | SH | Sole |
| Kraft Foods Inc Common | COM | 50075N104 | 9,502 | 275,326 | SH | Sole |
| LaSalle Hotel Properties | COM | 517942108 | 57,447 | 1,365,190 | SH | Sole |
| Leggett & Platt Common | COM | 524660107 | 3,426 | 178,800 | SH | Sole |
| Liberty All Star Equity F | COM | 530158104 | 3,093 | 376,286 | SH | Sole |
| Liberty Property Trust Co | COM | 531172104 | 495,501 | 12,322,829 | SH | Sole |

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|---------------------------|-----|-----------|---------|-----------|----|------|
| LMP Cap & Inc CEF CEF | COM | 50208A102 | 10,553 | 533,259 | SH | Sole |
| Lockheed Martin Corp Comm | COM | 539830109 | 12,650 | 116,600 | SH | Sole |
| Macerich Co/The Common | COM | 554382101 | 682,976 | 7,798,309 | SH | Sole |
| Mack-Cali Realty Corp Com | COM | 554489104 | 350,444 | 8,526,573 | SH | Sole |
| Macquarie Global Infr Tot | COM | 55608D101 | 1,039 | 36,000 | SH | Sole |
| Macquarie/Ft Gl Int/Ut Dv | COM | 55607W100 | 1,592 | 60,000 | SH | Sole |
| Madison/Claymore Covered | COM | 556582104 | 1,931 | 147,489 | SH | Sole |
| Magellan Midstream Partne | COM | 559080106 | 5,288 | 132,100 | SH | Sole |
| Maguire Properties Inc Co | COM | 559775101 | 176,441 | 6,830,869 | SH | Sole |
| Masco Corp Common | COM | 574599106 | 2,672 | 115,300 | SH | Sole |
| McDonald's Corp Common | COM | 580135101 | 3,052 | 56,039 | SH | Sole |
| Medtronic Common | COM | 585055106 | 16,642 | 295,025 | SH | Sole |
| Merck and Co Inc Common | COM | 589331107 | 9,657 | 186,829 | SH | Sole |
| Merrill Lynch Common | COM | 590188108 | 4,298 | 60,300 | SH | Sole |
| MGIC Investment Corp Comm | COM | 552848103 | 2,042 | 63,200 | SH | Sole |
| Microchip Technology Inc | COM | 595017104 | 11,017 | 303,348 | SH | Sole |
| Microsoft Common | COM | 594918104 | 13,564 | 460,415 | SH | Sole |
| Mid-America Apartment Com | COM | 59522J103 | 134,942 | 2,706,982 | SH | Sole |
| Mirant Corp Common | COM | 60467R100 | 4,556 | 112,000 | SH | Sole |
| Mission West Properties C | COM | 605203108 | 31,385 | 2,583,141 | SH | Sole |
| Monsanto Co Common | COM | 61166W101 | 12,135 | 141,534 | SH | Sole |
| Morgan Stanley Common | COM | 617446448 | 6,842 | 108,600 | SH | Sole |
| Nasdaq Premium Income & G | COM | 63110R105 | 9,442 | 502,500 | SH | Sole |
| National City Corp Common | COM | 635405103 | 3,984 | 158,800 | SH | Sole |
| National Fuel Gas Co Comm | COM | 636180101 | 2,443 | 52,200 | SH | Sole |
| National Retail Propertie | COM | 637417106 | 22,776 | 934,200 | SH | Sole |
| Nationwide Health Propert | COM | 638620104 | 211,779 | 7,028,890 | SH | Sole |
| Neuberger Berman Dvd Adv | COM | 64127J102 | 3,791 | 165,700 | SH | Sole |
| Neuberger Berman Income O | COM | 64126L108 | 2,968 | 207,700 | SH | Sole |
| Neuberger Berman Real Est | COM | 64190A103 | 7,456 | 483,847 | SH | Sole |
| Neuberger Berman Realty I | COM | 64126G109 | 5,522 | 265,086 | SH | Sole |
| Newcastle Investment Corp | COM | 65105M108 | 44,928 | 2,549,808 | SH | Sole |
| Newell Rubbermaid Inc Com | COM | 651229106 | 2,075 | 72,000 | SH | Sole |
| NFJ Dvd Interest & Pr Str | COM | 65337H109 | 12,683 | 534,000 | SH | Sole |
| Nicholas Applegate Eq & C | COM | 65370K100 | 4,531 | 194,650 | SH | Sole |
| Nicholas-Applegate Conv. | COM | 65370G109 | 3,671 | 248,904 | SH | Sole |
| Nicholas-Applegate Intl & | COM | 65370C108 | 2,753 | 101,300 | SH | Sole |
| Nike Inc Common | COM | 654106103 | 13,429 | 228,937 | SH | Sole |
| Nokia OYJ ADR | COM | 654902204 | 3,512 | 92,600 | SH | Sole |
| Nordstrom Inc Common | COM | 655664100 | 7,124 | 151,940 | SH | Sole |
| Norfolk Southern Corporat | COM | 655844108 | 1,261 | 24,300 | SH | Sole |
| Northeast Utilities Commo | COM | 664397106 | 17,633 | 617,200 | SH | Sole |
| NRG Energy Common | COM | 629377508 | 14,759 | 349,000 | SH | Sole |
| NSTAR Common | COM | 67019E107 | 29,589 | 850,013 | SH | Sole |
| Nuveen Diversified Divide | COM | 6706EP105 | 5,885 | 351,126 | SH | Sole |
| Nuveen Equity Premium Inc | COM | 6706ER101 | 3,124 | 181,639 | SH | Sole |
| Nuveen Global Value Oppty | COM | 6706EH103 | 2,540 | 135,100 | SH | Sole |
| Nuveen Real Estate Income | COM | 67071B108 | 8,093 | 358,109 | SH | Sole |
| Nuveen Tax-Adv Tot Ret St | COM | 67090H102 | 1,956 | 75,500 | SH | Sole |
| OGE Energy Corp Common | COM | 670837103 | 6,074 | 183,500 | SH | Sole |
| Old Mutual Claymore Long- | COM | 68003N103 | 2,406 | 149,079 | SH | Sole |
| Omega Healthcare Investor | COM | 681936100 | 38,086 | 2,452,400 | SH | Sole |
| Oneok Inc Common | COM | 682680103 | 4,655 | 98,200 | SH | Sole |
| Paccar Inc Common | COM | 693718108 | 2,967 | 34,800 | SH | Sole |
| Parkway Properties Inc/Md | COM | 70159Q104 | 86,629 | 1,962,573 | SH | Sole |
| Pepco Holdings Inc Common | COM | 713291102 | 63,828 | 2,357,000 | SH | Sole |
| PepsiCo, Inc. | COM | 713448108 | 2,821 | 38,510 | SH | Sole |
| Petro-Canada Common | COM | 71644E102 | 7,311 | 127,400 | SH | Sole |
| Pfizer Inc Common | COM | 717081103 | 14,677 | 600,734 | SH | Sole |
| PG&E Corp Common | COM | 69331C108 | 110,241 | 2,306,307 | SH | Sole |
| PIMCO Corporate Opportuni | COM | 72201B101 | 2,589 | 173,742 | SH | Sole |
| PIMCO Global StocksPLUS & | COM | 722011103 | 1,323 | 53,800 | SH | Sole |

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|---------------------------|-----|-----------|---------|------------|----|------|
| Pinnacle West Capital Cor | COM | 723484101 | 40,304 | 1,020,100 | SH | Sole |
| Pioneer High Income Trust | COM | 72369H106 | 53 | 3,190 | SH | Sole |
| Pitney Bowes Inc Common | COM | 724479100 | 4,451 | 98,000 | SH | Sole |
| Plum Creek Timber co Comm | COM | 729251108 | 32,470 | 725,423 | SH | Sole |
| PNC Financial Services Gr | COM | 693475105 | 524 | 7,700 | SH | Sole |
| PNM Resources Common | COM | 69349H107 | 559 | 24,000 | SH | Sole |
| Post Properties Inc Commo | COM | 737464107 | 21,215 | 548,220 | SH | Sole |
| PPG Industries Inc Common | COM | 693506107 | 2,365 | 31,300 | SH | Sole |
| PPL Corp Common | COM | 69351T106 | 64,925 | 1,402,278 | SH | Sole |
| Procter & Gamble Co C | COM | 742718109 | 18,392 | 261,476 | SH | Sole |
| Progress Energy Inc Commo | COM | 743263105 | 92,746 | 1,979,650 | SH | Sole |
| Prologis Common | COM | 743410102 | 449,290 | 6,771,510 | SH | Sole |
| PS Business Parks Inc Com | COM | 69360J107 | 80,318 | 1,412,793 | SH | Sole |
| Public Service Enterprise | COM | 744573106 | 129,560 | 1,472,443 | SH | Sole |
| Public Storage Inc Common | COM | 74460D109 | 537,279 | 6,831,269 | SH | Sole |
| Public Storage Inc Series | COM | 74460D729 | 21,398 | 826,200 | SH | Sole |
| Questar Corp Common | COM | 748356102 | 592 | 11,278 | SH | Sole |
| Quicksilver Gas Services | COM | 74839G106 | 447 | 18,000 | SH | Sole |
| Ramco-Gershenson Properti | COM | 751452202 | 47,491 | 1,520,200 | SH | Sole |
| Real Estate Income Fund C | COM | 50208C108 | 6,224 | 315,315 | SH | Sole |
| Reaves Utility Inc CEF | COM | 756158101 | 3,061 | 121,000 | SH | Sole |
| Regency Centers Corp Comm | COM | 758849103 | 139,293 | 1,814,892 | SH | Sole |
| Rio Tinto Plc ADR | ADR | 767204100 | 34 | 100 | SH | Sole |
| Royce Value Trust CEF | COM | 780910105 | 193 | 10,000 | SH | Sole |
| RR Donnelley & Sons Co Co | COM | 257867101 | 1,971 | 53,900 | SH | Sole |
| SB Emerging Markets Debt | COM | 95766A101 | 446 | 25,000 | SH | Sole |
| SCANA Corp Common | COM | 80589M102 | 6,082 | 157,000 | SH | Sole |
| Schlumberger LTD Common | COM | 806857108 | 10,930 | 104,098 | SH | Sole |
| SemGroup Energy Partners | COM | 81662W108 | 5,073 | 175,000 | SH | Sole |
| Sempra Energy Common | COM | 816851109 | 24,938 | 429,068 | SH | Sole |
| Senior Housing Prop Trust | COM | 81721M109 | 153,894 | 6,976,120 | SH | Sole |
| Sierra Pacific Resources | COM | 826428104 | 1,159 | 73,700 | SH | Sole |
| Simon Property Group Inc | COM | 828806109 | 788,556 | 7,885,553 | SH | Sole |
| SL Green Realty Corp Comm | COM | 78440X101 | 457,295 | 3,916,211 | SH | Sole |
| Small Cap Prem & Div Inc | COM | 83165P101 | 266 | 15,000 | SH | Sole |
| Sonoco Products Common | COM | 835495102 | 1,778 | 58,900 | SH | Sole |
| Source Capital Inc CEF | COM | 836144105 | 707 | 11,000 | SH | Sole |
| South Jersey Industries C | COM | 838518108 | 626 | 18,000 | SH | Sole |
| Southern Union Co Common | COM | 844030106 | 943 | 30,300 | SH | Sole |
| Sovran Self Storage Inc C | COM | 84610H108 | 138,711 | 3,026,008 | SH | Sole |
| Spectra Energy Corp Commo | COM | 847560109 | 88,638 | 3,620,860 | SH | Sole |
| Starwood Hotels & Resorts | COM | 85590A401 | 276,970 | 4,559,176 | SH | Sole |
| Strategic Hotel Capital I | COM | 86272T106 | 212,792 | 10,334,689 | SH | Sole |
| Sunamerica Focused Alpha | COM | 867037103 | 7,655 | 372,500 | SH | Sole |
| Sunstone Hotel Investors | COM | 867892101 | 110,670 | 4,316,279 | SH | Sole |
| Supervalu Common | COM | 868536103 | 2,941 | 75,400 | SH | Sole |
| Targa Resources Partners | COM | 87611X105 | 11,397 | 393,000 | SH | Sole |
| Taubman Centers Inc Commo | COM | 876664103 | 84,533 | 1,543,976 | SH | Sole |
| Teco Energy Common | COM | 872375100 | 10,252 | 624,000 | SH | Sole |
| Teva Pharmaceutical ADR | COM | 881624209 | 11,250 | 252,984 | SH | Sole |
| The Southern Co Common | COM | 842587107 | 135,547 | 3,736,124 | SH | Sole |
| Thomas Properties Group I | COM | 884453101 | 18,044 | 1,503,702 | SH | Sole |
| Time Warner Common | COM | 887317105 | 12,761 | 695,089 | SH | Sole |
| Total SA Spon ADR | COM | 89151E109 | 36 | 450 | SH | Sole |
| TXU Corp Common | COM | 873168108 | 47,859 | 698,980 | SH | Sole |
| U-Store-It Trust Common | COM | 91274F104 | 70,574 | 5,346,515 | SH | Sole |
| UDR INC Common | COM | 902653104 | 344,990 | 14,185,450 | SH | Sole |
| United Parcel Service Inc | COM | 911312106 | 14,386 | 191,560 | SH | Sole |
| United Technologies Corpo | COM | 913017109 | 3,016 | 37,473 | SH | Sole |
| Urstadt Biddle Properties | COM | 917286205 | 30,166 | 1,949,977 | SH | Sole |
| US Bancorp Common | COM | 902973304 | 14,921 | 458,700 | SH | Sole |
| Valero Energy Corp Common | COM | 91913Y100 | 2,781 | 41,400 | SH | Sole |

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|---------------------------|----------|-----------|---------|-----------|----|------|
| Vectren Corp Common | COM | 92240G101 | 19,435 | 712,167 | SH | Sole |
| Ventas Inc Common | COM | 92276F100 | 370,477 | 8,948,740 | SH | Sole |
| Verizon Communications In | COM | 92343V104 | 51,107 | 1,154,186 | SH | Sole |
| VF Corp Common | COM | 918204108 | 2,213 | 27,400 | SH | Sole |
| Vornado Realty Trust Comm | COM | 929042109 | 788,539 | 7,211,138 | SH | Sole |
| Wachovia Corp Common | COM | 929903102 | 10,471 | 208,800 | SH | Sole |
| Washington Mututal Inc. C | COM | 939322103 | 5,402 | 153,000 | SH | Sole |
| Washington Real Estate In | COM | 939653101 | 44,398 | 1,338,095 | SH | Sole |
| Waste Management Inc Comm | COM | 94106L109 | 2,427 | 64,300 | SH | Sole |
| Weingarten Realty Investo | COM | 948741103 | 136,058 | 3,281,721 | SH | Sole |
| Wells Fargo & Co Common | COM | 949746101 | 22,789 | 639,787 | SH | Sole |
| Western Asset Emerging Mk | COM | 95766E103 | 782 | 60,000 | SH | Sole |
| Western Asset High Income | COM | 95766J102 | 3,817 | 350,174 | SH | Sole |
| Western Asset Managed Inc | COM | 95766K109 | 1,845 | 285,100 | SH | Sole |
| Western Asset Opportunity | COM | 95766L107 | 4,057 | 654,287 | SH | Sole |
| Williams Cos Inc Common | COM | 969457100 | 1,747 | 51,300 | SH | Sole |
| Windstream Corp Common | COM | 97381W104 | 9,418 | 667,000 | SH | Sole |
| Wisconsin Energy Group Co | COM | 976657106 | 2,071 | 46,000 | SH | Sole |
| Worthington Industries Co | COM | 981811102 | 6,957 | 295,300 | SH | Sole |
| Xcel Energy Inc Common | COM | 98389B100 | 68,166 | 3,164,603 | SH | Sole |
| Yum! Brands Common | COM | 988498101 | 13,541 | 400,293 | SH | Sole |
| Barclays Bank PLC 6.625% | PER | 06739F390 | 2,003 | 82,800 | SH | Sole |
| Entergy 7.625% CV | PER | 29364G202 | 4,345 | 65,000 | SH | Sole |
| HSBC Holdings PLC 6.20% (| PER | 404280604 | 474 | 21,100 | SH | Sole |
| Prudential PLC 6.52% (PUK | PER | G7293H189 | 600 | 25,900 | SH | Sole |
| Royal Bank of Scotland Pf | PER | 780097879 | 686 | 27,450 | SH | Sole |
| Teekay LNG Partners LP Co | PRTNRS | Y8564M105 | 6,063 | 179,700 | SH | Sole |
| Teekay Offshore Partners | PRTNRS | Y8565J101 | 6,094 | 214,200 | SH | Sole |
| Williams Partners LP Comm | COM UNIT | 96950F104 | 35,407 | 856,900 | SH | Sole |

 362 Data Records

19,733,968 Value Total

01 Other Manager on whose behalf report is filed