

COHEN & STEERS REIT & PREFERRED INCOME FUND INC
Form N-Q
May 30, 2008

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

FORM N-Q

**QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF REGISTERED
MANAGEMENT INVESTMENT COMPANY**

Investment Company Act file number 811-21326

Cohen & Steers REIT and Preferred Income Fund, Inc.
(Exact name of registrant as specified in charter)

280 Park Avenue
New York, NY
(Address of principal executive offices)

10017
(Zip code)

Francis C. Poli

280 Park Avenue

New York, NY 10017
(Name and address of agent for service)

Registrant's telephone number, including area code: (212) 832-3232

Date of fiscal year end: December 31

Date of reporting period: March 31, 2008

Item 1. Schedule of Investments

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS

March 31, 2008 (Unaudited)

	Number of Shares	Value
COMMON STOCK 85.3 %		
DIVERSIFIED 4.9%		
iStar Financial	185,700	\$ 2,605,371
Land Securities Group PLC (United Kingdom)	87,700	2,626,473
Vornado Realty Trust	507,600	43,760,196
		48,992,040
HEALTH CARE 21.2%		
HCP(a)	1,757,800	59,431,218
Health Care REIT	1,610,400	72,677,352
Nationwide Health Properties	1,309,900	44,209,125
Omega Healthcare Investors	325,700	5,654,152
Senior Housing Properties Trust	614,977	14,574,955
Ventas	335,000	15,044,850
		211,591,652
HOTEL 3.4%		
DiamondRock Hospitality Co.	612,900	7,765,443
Hospitality Properties Trust	502,900	17,108,658
Strategic Hotels & Resorts	695,400	9,130,602
		34,004,703
INDUSTRIAL 2.1%		
EastGroup Properties	105,500	4,901,530
ING Industrial Fund (Australia)	5,318,500	10,353,026
Segro PLC (United Kingdom)	532,745	5,371,149
		20,625,705
MORTGAGE 0.3%		
Gramercy Capital Corp.	172,000	3,599,960
OFFICE 20.0%		
BioMed Realty Trust	319,488	7,632,568
Boston Properties(b)	540,692	49,781,512
Brandywine Realty Trust	782,300	13,267,808
Derwent London PLC (United Kingdom)	156,000	4,699,812

	Number of Shares	Value
Highwoods Properties	910,200	\$ 28,279,914
ING Office Fund (Australia)	4,736,303	5,735,270
Mack-Cali Realty Corp.	1,188,800	42,452,048
Maguire Properties	916,612	13,116,718
Parkway Properties	114,500	4,231,920
SL Green Realty Corp.	375,000	30,551,250
		199,748,820
OFFICE/INDUSTRIAL 2.5%		
Liberty Property Trust	585,299	18,208,652
Mission West Properties	778,800	7,359,660
		25,568,312
RESIDENTIAL APARTMENT 13.4%		
American Campus Communities	305,800	8,366,688
Apartment Investment & Management Co.	629,076	22,527,212
Camden Property Trust	556,800	27,951,360
Education Realty Trust	420,500	5,285,685
Home Properties	701,120	33,646,749
Mid-America Apartment Communities	376,000	18,739,840
UDR	706,600	17,325,832
		133,843,366
SELF STORAGE 2.3%		
Extra Space Storage	315,700	5,111,183
Sovran Self Storage	413,200	17,647,772
		22,758,955
SHOPPING CENTER 14.5%		
COMMUNITY CENTER 4.6%		
Cedar Shopping Centers	398,600	4,655,648
Developers Diversified Realty Corp.	651,100	27,268,068
Inland Real Estate Corp.	395,700	6,018,597
Ramco-Gershenson Properties Trust	390,000	8,232,900
		46,175,213

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	Number of Shares	Value
REGIONAL MALL 9.9%		
General Growth Properties	1,105,953	\$ 42,214,226
Glimcher Realty Trust	1,780,500	21,294,780
Macerich Co.	503,412	35,374,761
		98,883,767
TOTAL SHOPPING CENTER		145,058,980
SPECIALTY 0.7%		
Entertainment Properties Trust	147,898	7,295,808
TOTAL COMMON STOCK (Identified cost \$744,688,511)		853,088,301
PREFERRED SECURITIES \$25 PAR VALUE 41.6%		
BANK 7.5%		
BAC Capital Trust XII, 6.875%, due 8/2/55, Series C	486,047	11,499,872
Cobank ACB, 7.00%, 144A (\$50 par value)(c),(d)	120,000	5,370,600
Colonial Capital Trust IV, 7.875%, due 10/1/33	61,060	1,205,935
Deutsche Bank Contingent Capital Trust III, 7.60%	400,000	9,900,000
M&T Capital Trust IV, 8.50%	100,000	2,532,000
PNC Capital Trust E, 7.75%	234,844	5,777,162
SunTrust Capital IX, 7.875%	212,400	5,203,800
U.S. Bancorp Capital XI, 6.60%, due 9/15/66	276,544	6,302,438
U.S. Bancorp, 7.875%	225,000	5,625,000
Wachovia Capital Trust X, 7.85%, due 12/1/67	80,000	2,000,000
Wachovia Corp., 8.00%	160,000	3,952,000
Wachovia Corp., 7.25%, Series A	140,400	3,324,672
Wells Fargo Capital XII, 7.875%	493,900	12,495,670
		75,189,149
BANK FOREIGN 3.7%		
Credit Suisse Guernsey, 7.90%	160,000	3,992,000
Royal Bank of Scotland Group PLC, 7.25%, Series T	165,967	4,061,212
Santander Finance Preferred, 6.50%	315,200	6,698,000

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	Number of Shares	Value
Santander Finance Preferred, 6.80%	899,850	\$ 20,021,663
Santander Finance Preferred, 4.00%, Series 6 (FRN)	141,990	2,456,427
		37,229,302
ELECTRIC INTEGRATED 3.0%		
Entergy Louisiana LLC, 7.60%, due 4/1/32	99,950	2,520,739
FPC Capital I, 7.10%, due 5/13/39, Series A (QUIPS)	269,600	6,651,032
FPL Group Capital, 6.60%, due 10/1/66, Series A	120,046	3,014,355
FPL Group Capital, 7.45%, due 9/1/67, Series E	205,003	5,301,378
PPL Energy Supply LLC, 7.00%, due 7/15/46	499,971	12,594,269
		30,081,773
ENERGY- INTEGRATED OIL & GAS 1.3%		
Nexen, 7.35%, due 11/1/43, Series B	525,288	12,601,659
FINANCE 5.2%		
DIVERSIFIED FINANCIAL SERVICES 2.3%		
Citigroup Capital VIII, 6.95%, due 9/15/31 (TruPS)	220,048	4,808,049
Citigroup Capital XIX, 7.25%, due 8/15/67	150,015	3,447,345
Citigroup Capital XX, 7.875%, due 12/15/67	30,000	742,500
Federal National Mortgage Association, 8.25%	467,000	11,231,350
Freddie Mac, 8.375%, Series Z	127,400	3,108,560
		23,337,804
INVESTMENT BANKER/BROKER 2.7%		
Citigroup, 8.125%, Series AA	280,000	6,731,200
JP Morgan Chase Capital X, 7.00%, due 2/15/32	5,787	142,939
JP Morgan Chase Capital XXIV, 6.875%, due 8/1/77, Series X	80,000	1,983,200
Lehman Brothers Holdings, 7.95%, Series J	718,959	14,796,176
Morgan Stanley Capital Trust III, 6.25%	176,894	3,585,641
		27,239,156
MORTGAGE LOAN/BROKER 0.2%		
Countrywide Capital IV, 6.75%, due 4/1/33	47,725	812,280
Countrywide Capital V, 7.00%	47,220	788,574
		1,600,854
TOTAL FINANCE		52,177,814

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	Number of Shares	Value
GAS DISTRIBUTION 1.3%		
Southern Union Co., 7.55%, Series A	47,490	\$ 1,176,327
Southwest Gas Capital Trust II, 7.70%, due 9/15/43	460,315	11,475,653
		12,651,980
INSURANCE 5.2%		
MULTI-LINE 0.8%		
American International Group, 7.70%	324,406	8,106,906
MULTI-LINE FOREIGN 1.9%		
ING Groep N.V., 6.375%	100,000	2,189,000
ING Groep N.V., 7.375%	695,000	17,069,200
		19,258,200
PROPERTY CASUALTY 0.7%		
Berkley W R Capital Trust II, 6.75%, due 7/26/45	350,000	7,315,000
PROPERTY CASUALTY FOREIGN 1.0%		
ACE Ltd., 7.80%, Series C	130,040	3,217,189
Arch Capital Group Ltd., 8.00%	175,500	4,478,760
Arch Capital Group Ltd., 7.875%, Series B	90,443	2,283,686
		9,979,635
REINSURANCE FOREIGN 0.8%		
Aspen Insurance Holdings Ltd., 7.401%, Series A	160,000	3,448,000
Axis Capital Holdings Ltd., 7.50%, Series B (\$100 par value)	40,000	3,925,000
		7,373,000
TOTAL INSURANCE		52,032,741
MEDIA DIVERSIFIED SERVICES 3.3%		
CBS Corp., 7.25%, due 6/30/51	80,000	1,938,400
Comcast Corp., 6.625%, due 5/15/56	249,685	5,657,862
Comcast Corp., 7.00%, due 5/15/55	299,994	7,370,852
Comcast Corp., 7.00%, due 9/15/55	581,394	13,691,829
Viacom, 6.85%, due 12/5/55	198,988	4,630,451
		33,289,394

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	Number of Shares	Value
REAL ESTATE 9.2%		
DIVERSIFIED 1.8%		
Duke Realty Corp., 6.95%, Series M	157,600	\$ 3,541,272
Duke Realty Corp., 7.25%, Series N	142,900	3,316,709
Duke Realty Corp., 8.375%, Series O	144,800	3,562,080
iStar Financial, 7.875%, Series E	190,000	2,935,500
iStar Financial, 7.80%, Series F	173,600	2,413,040
iStar Financial, 7.65%, Series G	65,644	890,133
Vornado Realty Trust, 6.75%, Series H	60,000	1,266,600
		17,925,334
HEALTH CARE 0.8%		
Health Care REIT, 7.875%, Series D	115,000	2,811,750
Omega Healthcare Investors, 8.375%, Series D	200,000	5,000,000
		7,811,750
INDUSTRIAL 0.3%		
First Industrial Realty Trust, 7.25%, Series J	150,000	3,097,500
OFFICE 1.7%		
BioMed Realty Trust, 7.375%, Series A	55,000	1,221,000
Cousins Properties, 7.75%, Series A	357,300	7,553,322
Digital Realty Trust, 8.50%, Series A	29,000	666,710
Digital Realty Trust, 7.875%, Series B	46,900	1,008,350
Kilroy Realty Corp., 7.80%, Series E	93,800	2,054,689
Maguire Properties, 7.625%, Series A	16,685	196,883
SL Green Realty Corp., 7.625%, Series C	100,000	2,267,000
SL Green Realty Corp., 7.875%, Series D	60,000	1,375,800
		16,343,754
OFFICE/INDUSTRIAL 0.4%		
PS Business Parks, 7.00%, Series H	108,864	2,377,590
PS Business Parks, 7.95%, Series K	88,000	2,098,800
		4,476,390
RESIDENTIAL APARTMENT 1.1%		
Apartment Investment & Management Co., 8.00%, Series T	93,700	2,135,423

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	Number of Shares	Value
Apartment Investment & Management Co., 8.00%, Series V	101,000	\$ 2,267,450
Apartment Investment & Management Co., 7.875%, Series Y	110,000	2,440,900
Mid-America Apartment Communities, 8.30%, Series H	170,000	4,122,500
		10,966,273
SELF STORAGE 1.5%		
Public Storage, 7.25%, Series I	270,107	6,458,258
Public Storage, 7.25%, Series K	267,035	6,326,059
Public Storage, 6.625%, Series M	120,000	2,497,200
		15,281,517
SHOPPING CENTER 1.6%		
COMMUNITY CENTER 1.1%		
Developers Diversified Realty Corp., 7.50%, Series I	62,720	1,411,200
Kimco Realty Corp., 7.75%, Series G	199,996	4,779,904
Regency Centers Corp., 7.25%, Series D	160,200	3,612,510
Saul Centers, 8.00%, Series A	60,000	1,470,000
		11,273,614
REGIONAL MALL 0.5%		
CBL & Associates Properties, 7.75%, Series C	69,000	1,421,400
Glimcher Realty Trust, 8.75%, Series F	64,082	1,200,256
Glimcher Realty Trust, 8.125%, Series G	100,000	1,703,000
		4,324,656
TOTAL SHOPPING CENTER		15,598,270
		91,500,788
TOTAL REAL ESTATE		
TELECOMMUNICATION SERVICES 0.9%		
Telephone & Data Systems, 7.60%, due 12/1/41, Series A	286,417	5,974,659
United States Cellular Corp., 7.50%, due 6/15/34	152,400	3,302,508
		9,277,167
UTILITIES ELECTRIC UTILITIES 1.0%		
American Electric Power Co., 8.75%	123,799	3,138,305

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	Number of Shares		Value
Xcel Energy, 7.60%	260,000	\$	6,448,000
			9,586,305
TOTAL PREFERRED SECURITIES \$25 PAR VALUE (Identified cost \$446,104,949)			415,618,072
PREFERRED SECURITIES CAPITAL SECURITIES 34.0%			
AUTO FOREIGN 0.3%			
Porsche International Finance PLC, 7.20%, due 2/28/49	3,000,000		2,976,750
BANK 5.8%			
AgFirst Farm Credit Bank, 6.585%, due 6/29/49, 144A(c)	5,000,000		4,341,255
AgFirst Farm Credit Bank, 7.30%, due 10/14/49, 144A(c)	24,000,000		22,524,024
Astoria Capital Trust I, 9.75%, due 11/1/29, Series B	10,000,000		10,639,710
Bank of America Corp., 7.250%, Series L	2,000		2,066,000
BB&T Capital Trust IV, 6.82%, due 6/12/77	3,500,000		2,898,095
CBG Florida REIT Corp., 7.114%, due 2/15/49, 144A(c)	3,000,000		1,703,502
Roslyn Real Estate Asset Corp., 6.346%, due 9/30/08, Series D (FRN)(d)	80		6,800,000
Sovereign Capital Trust VI, 7.908%, due 6/13/36	5,250,000		4,279,201
Washington Mutual Preferred Funding Cayman, 7.25%, due 3/29/49, Series A-1, 144A(c)	4,600,000		2,923,700
			58,175,487
BANK FOREIGN 5.4%			
BNP Paribas, 7.195%, 144A(c)	14,000,000		12,434,268
Barclays Bank PLC, 7.434%, due 9/29/49, 144A(c)	5,000,000		4,527,925
Credit Agricole SA/London, 6.637%, 144A(c)	4,500,000		3,491,402
HSBC Capital Funding LP, 10.176%, 144A(c)	3,680,000		4,418,278
NBP Capital Trust III, 7.375%, due 10/28/49	2,000,000		1,844,530
Royal Bank of Scotland Group PLC, 6.99%, due 10/29/49, 144A(c)	8,000,000		6,802,320
Royal Bank of Scotland Group PLC, 7.64%, due 3/31/49	10,550,000		9,100,008
Shinsei Finance II, 7.16%, 144A(c)	4,000,000		2,890,000

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	Number of Shares		Value
Standard Chartered PLC, 7.014%, 144A(c)	9,500,000	\$	8,293,946
53,802,677			
ELECTRIC INTEGRATED 3.8%			
Dominion Resources, 7.50%, due 6/30/66, Series A	11,000,000		10,168,873
Dominion Resources Capital Trust I, 7.83%, due 12/1/27	2,464,000		2,578,246
DPL Capital Trust II, 8.125%, due 9/1/31	3,000,000		3,523,110
FPL Group Capital, 7.30%, due 9/1/67, Series D	6,250,000		6,122,894
PPL Capital Funding, 6.70%, due 3/30/67, Series A	5,000,000		4,258,655
Puget Sound Energy, 6.974%, due 6/1/67, Series A(d)	7,000,000		6,239,303
Wisconsin Energy Corp., 6.25%, due 5/15/67	6,000,000		5,362,752
38,253,833			
FINANCE 4.7%			
CREDIT CARD 0.4%			
Capital One Capital III, 7.686%, due 8/15/36	4,500,000		3,503,399
DIVERSIFIED FINANCIAL SERVICES 2.1%			
Citigroup Capital XXI, 8.30%, due 12/21/57	6,000,000		5,928,336
Webster Capital Trust IV, 7.65%, due 6/15/37	7,500,000		5,118,172
ZFS Finance USA Trust II, 6.45%, due 12/15/65, 144A(c)	10,500,000		9,559,725
20,606,233			
INVESTMENT BANKER/BROKER 2.1%			
JP Morgan Chase Capital XIX, 6.625%, due 9/29/36, Series S	1,700		40,562
JP Morgan Chase Capital XVIII, 6.95%, due 8/17/36, Series R	11,750,000		10,854,485
JP Morgan Chase Capital XXV, 6.80%, due 10/1/37, Series Y	3,000,000		2,749,257
Schwab Capital Trust I, 7.50%, due 11/15/37	8,500,000		7,924,967
21,569,271			
INVESTMENT MANAGEMENT 0.1%			
Aberdeen Asset Management, 7.90%, due 12/31/49	2,000,000		1,402,500
TOTAL FINANCE			47,081,403

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	Number of Shares	Value
FOOD 0.6%		
Dairy Farmers of America, 7.875%, 144A(c),(d),(e)	75,000	\$ 6,233,767
GAS UTILITIES 1.6%		
Southern Union Co., 7.20%, due 11/1/66	19,000,000	16,055,000
INSURANCE 8.4%		
LIFE/HEALTH INSURANCE 2.5%		
Great-West Life & Annuity Insurance Co., 7.153%, due 5/16/46, 144A(c)	5,500,000	4,979,936
Liberty Mutual Group, 7.00%, due 3/15/37, 144A(c)	8,000,000	7,164,616
Liberty Mutual Group, 7.80%, due 3/15/37, 144A(c)	11,000,000	9,297,376
Liberty Mutual Insurance, 7.697%, due 10/15/97, 144A(c)	2,000,000	1,883,052
Lincoln National Corp., 7.00%, due 5/17/66	2,000,000	1,836,704
		25,161,684
MULTI-LINE 5.0%		
AFC Capital Trust I, 8.207%, due 2/3/27, Series B(d)	10,750,000	8,446,759
AXA SA, 6.379%, due 12/14/49, 144A(c)	2,000,000	1,616,788
AXA SA, 6.463%, due 12/31/49, 144A(c)	9,000,000	7,236,522
Catlin Insurance Co., 7.249%, due 12/1/49, 144A(c)	4,000,000	3,343,800
Metlife Capital Trust IV, 7.875%, due 12/15/37, 144A(c)	12,500,000	11,396,875
Old Mutual Capital Funding, 8.00% (Eurobond)	10,000,000	9,450,000
QBE Capital Funding II LP, 6.797%, due 6/1/49, 144A(c)	5,000,000	4,537,165
USF&G Capital, 8.312%, due 7/1/46, 144A(c)	3,845,000	4,205,369
		50,233,278
PROPERTY CASUALTY 0.9%		
Everest Reinsurance Holdings, 6.60%, due 5/15/37	2,500,000	2,110,600
Progressive Corp. (The), 6.70%, due 6/15/37	7,000,000	6,244,623
		8,355,223
TOTAL INSURANCE		83,750,185
NATURAL GAS DISTRIBUTION 0.2%		
TransCanada Pipelines Ltd., 6.35%, due 5/15/67	2,500,000	2,213,380

	Number of Shares	Value
OIL EXPLORATION AND PRODUCTION 0.4%		
Pemex Project Funding Master Trust, 7.75%, due 9/28/49	4,000,000	\$ 4,065,000
PIPELINES 1.6%		
Enbridge Energy Partners LP, 8.05%, due 10/1/37	6,000,000	