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COHEN & STEERS INC  
Form 13F-HR  
November 14, 2008  
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 30, 2008  
Check here if Amendment [ ]; Amendment Number:  
This Amendment (Check only one.): [ ] is a restatement.  
[ ] adds new holdings entries.

Institutional Investment Manager Filing this Report:

Name: Cohen & Steers Capital Management Inc.  
Address: 280 Park Avenue  
10th Floor  
New York, NY 10017

Form 13F File Number: 28-2405

The institutional investment manager filing this report and the person by whom it is signed hereby represent that the person signing the report is authorized to submit it, that all information contained herein is true, correct and complete, and that it is understood that all required items, statements, schedules, lists, and tables, are considered integral parts of this form.

Person Signing this Report on Behalf of Reporting Manager:

Name: Lisa Phelan  
Title: Senior Vice President and Chief Compliance Officer  
Phone: (212) 832-3232

Signature, Place, and Dating of Signing:

/s/ Lisa Phelan New York, NY November 14, 2008  
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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: 360  
 Form 13F Information Table Value Total: 14,632,361 (thousands)

List of Other Included Managers:

Provide a numbered list of the name(s) and Form 13F file number(s) of all institutional investment managers with respect to which this report is filed, other than the manager filing this report.

No.	Form 13F File Number	Name
01		Cohen & Steers Europe SA

FORM 13F INFORMATION TABLE

ITEM 1:	ITEM 2:	ITEM 3:	ITEM 4:	ITEM 5:	ITEM 6:	ITEM 7:		
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (X\$1000)	SHARES/ PRN AMT	SH/ PRN	PUT/ CALL	INVSTMT DSCRETN	OTHER MANAG
Abbott Laboratories	COM	002824100	32,899	571,363	SH		Sole	
Acadia Realty Trust	COM	004239109	43,089	1,704,497	SH		Sole	
ACE Ltd Common	COM	H0023R105	8,877	164,000	SH		Sole	
ACM Income Fund CEF	COM	01881E101	2,336	310,200	SH		Sole	
Advent Claymore Conv	COM	00764C109	10,819	677,518	SH		Sole	
Advent Claymore Glob	COM	007639107	5,021	609,403	SH		Sole	
Advent/Claymore Enh	COM	00765E104	1,062	102,349	SH		Sole	
Aflac Inc	COM	001055102	25,183	428,649	SH		Sole	
AGL Resources Inc	COM	001204106	9,351	298,000	SH		Sole	
Alcoa Inc Common	COM	013817101	6,269	277,658	SH		Sole	
Alexandria Real Esta	COM	015271109	8,910	79,200	SH		Sole	
Allegheny Energy, In	COM	017361106	8,519	231,672	SH		Sole	
Alliant Energy Corp	COM	018802108	2,454	76,200	SH		Sole	
Allstate Corp/The Co	COM	020002101	6,683	144,900	SH		Sole	
Altria Group Inc Com	COM	02209S103	12,719	641,108	SH		Sole	
AMB Property Corp Co	COM	00163T109	48,543	1,071,586	SH		Sole	
Ameren Corp Common	COM	023608102	40,990	1,050,200	SH		Sole	
America Movil SAB de	COM	02364W105	1,261	27,200	SH		Sole	
American Campus Comm	COM	024835100	143,425	4,233,318	SH		Sole	
American Land Lease	COM	027118108	1,019	52,468	SH		Sole	
American Tower Corpo	COM	029912201	3,923	109,073	SH		Sole	
Apache Corp Common	COM	037411105	8,895	85,300	SH		Sole	
Apartment Invt & Mgm	COM	03748R101	96,322	2,750,475	SH		Sole	

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Archer Daniels Midla	COM	039483102	8,409	383,779	SH	Sole
AT&T Common	COM	00206R102	20,290	726,709	SH	Sole
AvalonBay Communitie	COM	053484101	364,727	3,705,830	SH	Sole
Avery Dennison Corp	COM	053611109	1,428	32,100	SH	Sole
Bank of America Corp	COM	060505104	23,233	663,799	SH	Sole
Bank Of New York Mel	COM	064058100	1,854	56,900	SH	Sole
Barclays Bank 7.10%	PFD	06739H776	101	7,000	SH	Sole
Barclays Bank 8.125%	PFD	06739H362	24,370	1,425,150	SH	Sole
Barclays Bank Plc 7	PFD	06739H511	560	35,600	SH	Sole
BB&T Corp Common	COM	054937107	5,704	150,900	SH	Sole
Becton Dickinson &am	COM	075887109	6,910	86,100	SH	Sole
Bemis Co Common	COM	081437105	1,303	49,700	SH	Sole
BioMed Realty Trust	COM	09063H107	57,435	2,171,471	SH	Sole
Blackrock Corp HY Fu	COM	09255P107	2,237	278,600	SH	Sole
Blackrock Corporate	COM	09255L106	1,238	247,600	SH	Sole
Blackrock Corporate	COM	09255N102	262	32,800	SH	Sole
Blackrock Corporate	COM	09255M104	407	83,800	SH	Sole
BlackRock Debt Strat	COM	09255R103	324	83,300	SH	Sole
Blackrock Global Enr	COM	09250U101	4,880	207,300	SH	Sole
Blackrock Health Sci	COM	09250W107	5,399	212,300	SH	Sole
Blackrock Inc. COM	COM	09247X101	10,192	52,400	SH	Sole
Blackrock Internatio	COM	092524107	1,107	103,000	SH	Sole
Blackrock Ltd Durati	COM	09249W101	5,330	425,371	SH	Sole
Blackrock Pfd & Eq A	COM	092508100	6,213	600,318	SH	Sole
Blackrock Preferred	COM	09249V103	968	101,400	SH	Sole
Blackrock Real Asset	COM	09254B109	3,448	321,600	SH	Sole
Blackrock World Inve	COM	09250K103	460	43,600	SH	Sole
Boeing Co Common	COM	097023105	11,657	203,268	SH	Sole
Boston Properties In	COM	101121101	615,064	6,566,987	SH	Sole
Brandywine Realty Tr	COM	105368203	111,623	6,963,453	SH	Sole
BRE Properties Inc C	COM	05564E106	113,203	2,310,254	SH	Sole
Brookfield Propertie	COM	112900105	90,179	5,693,273	SH	Sole
Calamos Convertible	COM	12811P108	4,815	481,512	SH	Sole
Calamos Strat Tot Re	COM	128125101	11,455	1,325,800	SH	Sole
Camden Property Trus	COM	133131102	98,242	2,142,201	SH	Sole
Capital And Inc Stra	COM	09256A109	2,140	159,200	SH	Sole
Carnival Corp Common	COM	143658300	9,465	267,750	SH	Sole
Cedar Shopping Cente	COM	150602209	15,194	1,149,286	SH	Sole
Cemig SA-Spons ADR C	COM	204409601	336	17,000	SH	Sole
CenterPoint Energy,	COM	15189T107	4,451	305,500	SH	Sole
Chevron Corp Common	COM	166764100	17,337	210,200	SH	Sole
China Mobile Ltd ADR	COM	16941M109	2,304	46,000	SH	Sole
Citigroup Inc Common	COM	172967101	13,312	649,038	SH	Sole
Cleco Corp Common	COM	12561W105	13,001	514,900	SH	Sole
Clough Global Alloca	COM	18913Y103	1,045	77,100	SH	Sole
Clough Global Equity	COM	18914C100	3,241	245,500	SH	Sole
Clough Global Opport	COM	18914E106	12,421	1,030,785	SH	Sole
CNOOC Ltd ADR	COM	126132109	487	4,250	SH	Sole
Colonial Properties	COM	195872106	18,807	1,006,256	SH	Sole
Consolidated Edison	COM	209115104	6,165	143,500	SH	Sole
Corning Inc Common	COM	219350105	15,077	964,000	SH	Sole
Corporate Office Pro	COM	22002T108	4,983	123,500	SH	Sole
Corrections Corp of	COM	22025Y407	245	9,867	SH	Sole
Costco Wholesale Cor	COM	22160K105	4,720	72,700	SH	Sole
Crown Castle Intl Co	COM	228227104	1,722	59,425	SH	Sole
DCP Midstream Partne	COM	23311P100	6,227	368,000	SH	Sole
DCT Industrial Trust	COM	233153105	261	34,900	SH	Sole
Developers Diversifi	COM	251591103	201,049	6,344,257	SH	Sole
Devon Energy Corp Co	COM	25179M103	13,750	150,773	SH	Sole
Diageo PLC ADR	COM	25243Q205	2,651	38,500	SH	Sole
DiamondRock Hospital	COM	252784301	28,525	3,134,574	SH	Sole
Digital Realty Trust	COM	253868103	18,288	387,044	SH	Sole

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Disney Co Common	COM	254687106	11,911	388,100	SH	Sole
Dominion Resources I	COM	25746U109	48,196	1,126,600	SH	Sole
Douglas Emmett Commo	COM	25960P109	138,225	5,991,609	SH	Sole
Dow 30 Enhanced Prei	COM	260537105	5,815	510,572	SH	Sole
Dow Chemical Co/The	COM	260543103	6,940	218,400	SH	Sole
DPL Inc Common	COM	233293109	11,968	482,600	SH	Sole
Duff & Phelps Utilit	COM	26432K108	216	21,700	SH	Sole
Duke Energy Corp Com	COM	26441C105	141,439	8,114,668	SH	Sole
Duncan Energy Partne	COM	265026104	2,360	147,900	SH	Sole
DuPont Fabros Techno	COM	26613Q106	67,275	4,411,427	SH	Sole
DWS Glbl Commodities	COM	23338Y100	1,808	142,137	SH	Sole
DWS RREEF Real Estat	COM	233384106	3,098	232,547	SH	Sole
DWS RREEF Real Estat	COM	23338X102	3,430	424,000	SH	Sole
EastGroup Properties	COM	277276101	103,300	2,128,152	SH	Sole
Eaton Vance Enh Eqt	COM	278277108	9,182	657,264	SH	Sole
Eaton Vance Enhanced	COM	278274105	3,623	272,235	SH	Sole
Eaton Vance Float Ra	COM	278279104	286	25,500	SH	Sole
Eaton Vance Ltd Dura	COM	27828H105	6,309	572,509	SH	Sole
Eaton Vance Senior F	COM	27828Q105	1,467	134,600	SH	Sole
Eaton Vance Short Du	COM	27828V104	1,346	108,400	SH	Sole
Eaton Vance T/M Buy-	COM	27828X100	3,602	275,996	SH	Sole
Eaton Vance T/M Buy-	COM	27828Y108	9,247	772,546	SH	Sole
Eaton Vance TA Gl Di	COM	27828S101	6,922	480,700	SH	Sole
Eaton Vance TA GL Di	COM	27828U106	2,526	130,600	SH	Sole
Eaton Vance Tax Man	COM	27829C105	12,455	1,073,665	SH	Sole
Eaton Vance Tax Man	COM	27829F108	12,227	1,089,726	SH	Sole
Eaton Vance Tax-Adv	COM	27828G107	9,020	575,300	SH	Sole
Eaton Vance Tax-Mgd	COM	27828N102	18,834	1,535,005	SH	Sole
Education Realty Tru	COM	28140H104	35,183	3,175,348	SH	Sole
EI Du Pont de Nemour	COM	263534109	1,257	31,200	SH	Sole
Eli Lilly and Co Com	COM	532457108	2,400	54,500	SH	Sole
Enbridge Energy Comm	COM	29250R106	11,735	295,000	SH	Sole
Energy Income And Gr	COM	292697109	2,708	137,100	SH	Sole
Energy Transfer Part	COM	29273R109	15,568	422,700	SH	Sole
Enterprise Corp Common	COM	29364G103	74,765	839,954	SH	Sole
Enterprise Products	COM	293792107	19,879	771,400	SH	Sole
Entertainment Proper	COM	29380T105	79,078	1,445,138	SH	Sole
Equitable Resources	COM	294549100	30,121	821,188	SH	Sole
Equity Lifestyle Pro	COM	29472R108	143,546	2,706,869	SH	Sole
Equity One Inc Commo	COM	294752100	441	21,500	SH	Sole
Equity Residential C	COM	29476L107	412,062	9,278,598	SH	Sole
Essex Property Trust	COM	297178105	11,470	96,937	SH	Sole
Ethan Allen Interior	COM	297602104	1,561	55,700	SH	Sole
Evergreen Global Div	COM	30024H101	9,741	916,300	SH	Sole
Evergreen Income Adv	COM	30023Y105	2,344	314,608	SH	Sole
Evergreen Managed In	COM	30024Y104	2,237	181,100	SH	Sole
Evergreen Util & Hig	COM	30034Q109	39	2,600	SH	Sole
Exelon Corp Common	COM	30161N101	155,611	2,485,004	SH	Sole
Exterran Partners LP	COM	30225N105	2,637	174,300	SH	Sole
Extra Space Storage	COM	30225T102	59,789	3,892,468	SH	Sole
Exxon Mobil Corp Com	COM	30231G102	25,787	332,047	SH	Sole
F&C / Claymore Pfd S	COM	338478100	1,757	230,900	SH	Sole
F&C / Claymore Total	COM	338479108	286	37,100	SH	Sole
Fairpoint Communicat	COM	305560104	10,721	1,236,626	SH	Sole
Federal Realty Invs	COM	313747206	290,326	3,391,637	SH	Sole
Fiduciary/Claymore M	COM	31647Q106	3,051	164,661	SH	Sole
First Trust Aberdeen	COM	33731K102	958	72,100	SH	Sole
First Trust Aberdeen	COM	337319107	750	63,100	SH	Sole
First Trust/Four Crn	COM	33733U108	1,327	127,000	SH	Sole
FirstEnergy Corp Com	COM	337932107	101,862	1,520,569	SH	Sole
FPL Group Inc Common	COM	302571104	94,691	1,882,515	SH	Sole
Franklin Resources I	COM	354613101	5,059	57,400	SH	Sole

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Franklin Templeton L	COM	35472T101	625	74,800	SH	Sole
Frontier Communicati	COM	35906A108	13,679	1,189,500	SH	Sole
Gabelli Dividend & I	COM	36242H104	10,531	764,208	SH	Sole
Gabelli Global Deal	COM	36245G103	1,071	76,400	SH	Sole
Gannett Co Common	COM	364730101	2,318	137,100	SH	Sole
General American Inv	COM	368802104	2,367	91,500	SH	Sole
General Dynamics Cor	COM	369550108	17,522	238,019	SH	Sole
General Electric Co	COM	369604103	22,205	870,785	SH	Sole
General Growth Prope	COM	370021107	94,208	6,238,929	SH	Sole
Glimcher Realty Trus	COM	379302102	33,205	3,180,500	SH	Sole
Goldman Sach Group,	COM	38141G104	1,984	15,500	SH	Sole
Google Inc CL A Comm	COM	38259P508	888	2,600	SH	Sole
Great Plains Energy	COM	391164100	6,528	293,767	SH	Sole
H & Q Healthcare Inv	COM	404052102	2,869	209,400	SH	Sole
H & Q Life Sciences	COM	404053100	2,719	257,000	SH	Sole
Harley-Davidson Inc	COM	412822108	1,514	40,600	SH	Sole
Harris Corp Common	COM	413875105	10,215	221,100	SH	Sole
HCC Insurance Holdin	COM	404132102	18,562	687,481	SH	Sole
HCP Inc Common	COM	40414L109	259,027	6,454,706	SH	Sole
Health Care REIT Inc	COM	42217K106	336,958	6,330,228	SH	Sole
Health Care REIT Inc	PFD	42217K502	1,140	30,000	SH	Sole
Healthcare Realty Tr	COM	421946104	18,311	628,148	SH	Sole
Hewlett-Packard Co C	COM	428236103	5,839	126,274	SH	Sole
Highland Credit Stra	COM	43005Q107	5,910	618,221	SH	Sole
Highwoods Properties	COM	431284108	146,590	4,122,337	SH	Sole
Home Depot Inc	COM	437076102	1,419	54,800	SH	Sole
Home Properties Inc	COM	437306103	171,456	2,958,685	SH	Sole
Hospitality Properti	COM	44106M102	53,546	2,609,443	SH	Sole
Host Hotels & Resort	COM	44107P104	369,626	27,812,300	SH	Sole
HSBC Holdings PLC 6.	PFD	404280604	19	1,100	SH	Sole
HSBC Holdings PLC AD	COM	404280406	5,569	68,900	SH	Sole
ING Asia Pacific Hig	COM	44983J107	832	62,800	SH	Sole
ING Clarion Global R	COM	44982G104	3,886	441,613	SH	Sole
ING Global Advntge &	COM	44982N109	4,202	338,300	SH	Sole
ING Global Eqty Div	COM	45684E107	2,296	206,844	SH	Sole
ING Risk Managed Nat	COM	449810100	5,721	426,931	SH	Sole
Inland Real Estate C	COM	457461200	51,319	3,270,856	SH	Sole
Intel Corp Common	COM	458140100	13,126	700,836	SH	Sole
International Busine	COM	459200101	15,308	130,883	SH	Sole
International Paper	COM	460146103	2,896	110,600	SH	Sole
ITC Holdings Corp Co	COM	465685105	14,159	273,500	SH	Sole
John Hancock Preferr	COM	41013W108	732	62,600	SH	Sole
John Hancock Preferr	COM	41013X106	1,334	113,300	SH	Sole
John Hancock Preferr	COM	41021P103	1,102	107,871	SH	Sole
John Hancock T/A Dvd	COM	41013V100	2,435	216,100	SH	Sole
Johnson & Johnson Co	COM	478160104	26,124	377,086	SH	Sole
Johnson Controls Com	COM	478366107	1,177	38,800	SH	Sole
JPMorgan Chase Commo	COM	46625H100	19,489	417,339	SH	Sole
Kayne Anderson Energ	COM	48660P104	1,428	64,432	SH	Sole
Kilroy Realty Corp C	COM	49427F108	88,484	1,851,531	SH	Sole
Kimberly-Clark Corp	COM	494368103	3,067	47,300	SH	Sole
Kimco Realty Corp Co	COM	49446R109	62,480	1,691,422	SH	Sole
Kinder Morgan Energy	COM	494550106	31,873	612,592	SH	Sole
Korea Equity Fund CE	COM	50063B104	343	43,100	SH	Sole
Kraft Foods Inc Comm	COM	50075N104	3,820	116,626	SH	Sole
L-3 Communications H	COM	502424104	11,631	118,300	SH	Sole
LaSalle Hotel Proper	COM	517942108	43,471	1,864,123	SH	Sole
Liberty All Star Equ	COM	530158104	2,792	618,986	SH	Sole
Liberty All-Star Gro	COM	529900102	1,086	312,900	SH	Sole
Liberty Property Tru	COM	531172104	333,370	8,854,444	SH	Sole
LMP Cap & Inc CEF CE	COM	50208A102	6,768	585,459	SH	Sole
Lockheed Martin Corp	COM	539830109	18,415	167,900	SH	Sole

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Macerich Co/The Comm	COM	554382101	656,880	10,320,193	SH	Sole
Mack-Cali Realty Cor	COM	554489104	271,469	8,015,026	SH	Sole
Macquarie Global Inf	COM	55608D101	1,525	100,500	SH	Sole
Magellan Midstream P	COM	559080106	10,592	326,900	SH	Sole
Maguire Properties I	COM	559775101	9,386	1,575,083	SH	Sole
Marathon Oil Corp Co	COM	565849106	15,577	390,700	SH	Sole
Markwest Energy Part	COM	570759100	8,772	347,000	SH	Sole
Marshall & Ilsley Co	COM	571837103	4,010	199,000	SH	Sole
Mattel Inc Common	COM	577081102	7,176	397,800	SH	Sole
McDonald's Corp Comm	COM	580135101	23,998	388,939	SH	Sole
Medtronic Common	COM	585055106	26,900	536,925	SH	Sole
Merck and Co Inc Com	COM	589331107	3,709	117,529	SH	Sole
Metlife Inc Common	COM	59156R108	14,442	257,900	SH	Sole
MFA Mortgage Investm	COM	55272X102	298	45,800	SH	Sole
MFS Intermediate Inc	COM	55273C107	1,450	245,300	SH	Sole
MFS Mutimarket Inc.	COM	552737108	1,787	357,300	SH	Sole
Microchip Technology	COM	595017104	16,643	565,548	SH	Sole
Microsoft Common	COM	594918104	23,410	877,080	SH	Sole
Mid-America Apartmen	COM	59522J103	50,865	1,035,100	SH	Sole
Mission West Propert	COM	605203108	14,043	1,441,700	SH	Sole
MLP & Strategic Equi	COM	55312N106	2,562	240,103	SH	Sole
Monsanto Co Common	COM	61166W101	4,170	42,134	SH	Sole
Morgan Stanley Commo	COM	617446448	5,964	259,300	SH	Sole
MS Emerging Mkts Dom	COM	617477104	2,476	207,200	SH	Sole
Nasdaq Premium Incom	COM	63110R105	5,919	478,500	SH	Sole
National Retail Prop	COM	637417106	39,475	1,648,228	SH	Sole
Nationwide Health Pr	COM	638620104	168,289	4,677,300	SH	Sole
Neuberger Berman Dvd	COM	64127J102	2,141	161,700	SH	Sole
Newell Rubbermaid In	COM	651229106	2,097	121,500	SH	Sole
NFJ Dvd Interest & P	COM	65337H109	8,205	503,700	SH	Sole
Nicholas Applegate E	COM	65370K100	2,930	200,650	SH	Sole
Nicholas-Applegate C	COM	65370F101	914	113,100	SH	Sole
Nicholas-Applegate C	COM	65370G109	4,277	571,004	SH	Sole
Nike Inc Common	COM	654106103	18,166	271,537	SH	Sole
Nokia OYJ ADR	COM	654902204	2,695	144,500	SH	Sole
Nordstrom Inc Common	COM	655664100	6,038	209,540	SH	Sole
Norfolk Southern Cor	COM	655844108	3,887	58,700	SH	Sole
Northeast Utilities	COM	664397106	17,348	676,345	SH	Sole
NSTAR Common	COM	67019E107	23,306	695,713	SH	Sole
Nuveen Diversified D	COM	6706EP105	2,749	298,132	SH	Sole
Nuveen Equity Premiu	COM	6706ET107	2,951	234,000	SH	Sole
Nuveen Floating Rate	COM	6706EN100	387	51,200	SH	Sole
Nuveen Global Value	COM	6706EH103	487	37,600	SH	Sole
Nuveen Multi-Currenc	COM	67090N109	1,113	80,400	SH	Sole
Nuveen Real Estate I	COM	67071B108	2,041	180,657	SH	Sole
OGE Energy Corp Comm	COM	670837103	20,418	661,200	SH	Sole
Omega Healthcare Inv	COM	681936100	132,939	6,761,962	SH	Sole
Paccar Inc Common	COM	693718108	3,706	97,050	SH	Sole
Parkway Properties I	COM	70159Q104	29,104	768,701	SH	Sole
Pepco Holdings Inc C	COM	713291102	45,297	1,977,195	SH	Sole
PepsiCo, Inc.	COM	713448108	9,351	131,210	SH	Sole
Petro-Canada Common	COM	71644E102	3,902	117,000	SH	Sole
Pfizer Inc Common	COM	717081103	14,482	785,359	SH	Sole
PG&E Corp Common	COM	69331C108	58,761	1,569,062	SH	Sole
Philip Morris Intern	COM	718172109	2,205	45,833	SH	Sole
Pinnacle West Capita	COM	723484101	21,338	620,100	SH	Sole
Pioneer Diversified	COM	723653101	214	15,300	SH	Sole
Pioneer Floating Rat	COM	72369J102	283	28,300	SH	Sole
Pioneer High Income	COM	72369H106	2,892	280,200	SH	Sole
Pitney Bowes Inc Com	COM	724479100	2,850	85,700	SH	Sole
Plains All Amer Pipe	COM	726503105	4,279	108,000	SH	Sole
Plum Creek Timber co	COM	729251108	180,726	3,624,657	SH	Sole

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PNC Financial Servic	COM	693475105	3,444	46,100	SH	Sole
Post Properties Inc	COM	737464107	78	2,772	SH	Sole
PPG Industries Inc C	COM	693506107	1,388	23,800	SH	Sole
PPL Corp Common	COM	69351T106	45,204	1,221,072	SH	Sole
Preferred & Corp. In	COM	09255J101	257	30,800	SH	Sole
Procter & Gamble Co	COM	742718109	28,885	414,476	SH	Sole
Progress Energy Inc	COM	743263105	11,587	268,650	SH	Sole
Prologis Common	COM	743410102	268,086	6,495,895	SH	Sole
PS Business Parks In	COM	69360J107	81,682	1,418,109	SH	Sole
Public Service Enter	COM	744573106	93,194	2,842,130	SH	Sole
Public Storage Inc C	COM	74460D109	540,038	5,454,381	SH	Sole
Public Storage Inc S	COM	74460D729	21,514	826,200	SH	Sole
Putnam Premier Incom	COM	746853100	1,634	300,900	SH	Sole
Qualcomm Inc COM	COM	747525103	6,050	140,800	SH	Sole
Ramco-Gershenson Pro	COM	751452202	13,471	600,823	SH	Sole
Rayonier Inc Common	COM	754907103	60,074	1,268,722	SH	Sole
Reaves Utility Inc C	COM	756158101	1,646	97,800	SH	Sole
Regency Centers Corp	COM	758849103	367,813	5,515,239	SH	Sole
Royal Bank of Scotla	PFD	780097754	231	26,300	SH	Sole
Royal Bank of Scotla	PFD	780097739	1,255	144,998	SH	Sole
Royal Bank of Scotla	PFD	780097713	4,456	445,602	SH	Sole
Royal Bank of Scotla	PFD	780097770	1,261	130,700	SH	Sole
RR Donnelley & Sons	COM	257867101	1,224	49,900	SH	Sole
S & P Covered Call	COM	78381P109	459	36,600	SH	Sole
SB Emerging Markets	COM	95766A101	940	73,400	SH	Sole
SBA Communications C	COM	78388J106	629	24,300	SH	Sole
SCANA Corp Common	COM	80589M102	4,520	116,100	SH	Sole
Schlumberger LTD Com	COM	806857108	17,118	219,198	SH	Sole
Sempra Energy Common	COM	816851109	35,872	710,751	SH	Sole
Senior Housing Prop	COM	81721M109	111,063	4,660,643	SH	Sole
Simon Property Group	COM	828806109	1,001,536	10,325,120	SH	Sole
SL Green Realty Corp	COM	78440X101	161,740	2,496,012	SH	Sole
Small Cap Prem & Div	COM	83165P101	466	37,000	SH	Sole
Sonoco Products Comm	COM	835495102	3,078	103,700	SH	Sole
Southern Union Co Co	COM	844030106	409	19,797	SH	Sole
Sovran Self Storage	COM	84610H108	107,875	2,413,857	SH	Sole
Spectra Energy Corp	COM	847560109	53,468	2,246,555	SH	Sole
Starwood Hotels & Re	COM	85590A401	175,675	6,242,872	SH	Sole
Strategic Hotel Capi	COM	86272T106	32,757	4,338,597	SH	Sole
Sunamerica Focused A	COM	867037103	6,483	505,700	SH	Sole
Sunstone Hotel Inves	COM	867892101	3,171	234,848	SH	Sole
SunTrust Banks Commo	COM	867914103	3,496	77,700	SH	Sole
Swiss Helvetia Fund	COM	870875101	972	77,600	SH	Sole
Sysco Corp Common	COM	871829107	1,668	54,100	SH	Sole
Targa Resources Part	COM	87611X105	1,345	79,029	SH	Sole
Taubman Centers Inc	COM	876664103	170,534	3,410,678	SH	Sole
TCF Financial Corp C	COM	872275102	3,940	218,900	SH	Sole
Teco Energy Common	COM	872375100	5,001	317,900	SH	Sole
Teekay LNG Partners	PRTNRS	Y8564M105	1,099	70,000	SH	Sole
Teekay Offshore Part	PRTNRS	Y8565J101	982	85,000	SH	Sole
Teva Pharmaceutical	COM	881624209	13,182	287,884	SH	Sole
Texas Instruments In	COM	882508104	2,107	98,000	SH	Sole
The Hershey Company	COM	427866108	1,613	40,800	SH	Sole
The Southern Co Comm	COM	842587107	141,504	3,754,400	SH	Sole
Total SA Spon ADR	COM	89151E109	1,872	30,850	SH	Sole
Transocean Inc	COM	G90073100	9,787	89,096	SH	Sole
U-Store-It Trust Com	COM	91274F104	11,987	977,048	SH	Sole
UDR INC Common	COM	902653104	198,034	7,572,970	SH	Sole
United Parcel Servic	COM	911312106	13,268	210,960	SH	Sole
United Technologies	COM	913017109	6,593	109,773	SH	Sole
Urstadt Biddle Prope	COM	917286205	25,755	1,373,577	SH	Sole
US Bancorp Common	COM	902973304	20,448	567,700	SH	Sole

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Valero Energy Corp C	COM	91913Y100	1,230	40,600	SH	Sole
Vectren Corp Common	COM	92240G101	12,005	431,067	SH	Sole
Ventas Inc Common	COM	92276F100	489,885	9,912,669	SH	Sole
Verizon Communicatio	COM	92343V104	17,047	531,186	SH	Sole
VF Corp Common	COM	918204108	1,531	19,800	SH	Sole
Vornado Realty Trust	COM	929042109	799,943	8,795,418	SH	Sole
Wachovia Corp Common	COM	929903102	614	175,470	SH	Sole
Wal-Mart Stores Inc	COM	931142103	10,367	173,100	SH	Sole
Washington Real Esta	COM	939653101	16,888	461,044	SH	Sole
Weingarten Realty In	COM	948741103	43,636	1,223,325	SH	Sole
Wells Fargo & Co Com	COM	949746101	22,968	611,987	SH	Sole
Western Asset Emergi	COM	95766E103	1,149	125,300	SH	Sole
Western Asset Gl Hig	COM	95766B109	894	106,800	SH	Sole
Western Asset High I	COM	95766J102	2,359	333,674	SH	Sole
Western Asset Manage	COM	95766K109	2,195	505,800	SH	Sole
Western Asset Opport	COM	95766L107	2,316	518,087	SH	Sole
Western Asset Premie	COM	957664105	215	23,400	SH	Sole
Western Asset Worldw	COM	957668106	420	43,000	SH	Sole
Western Asset/Claymo	COM	95766R104	2,957	283,276	SH	Sole
WGL Holdings Inc Com	COM	92924F106	3,099	95,500	SH	Sole
Williams Cos Inc Com	COM	969457100	1,157	48,928	SH	Sole
Williams Partners LP	PRTNRS	96950F104	4,976	192,500	SH	Sole
Wilmington Trust Cor	COM	971807102	2,946	102,200	SH	Sole
Wisconsin Energy Gro	COM	976657106	6,786	151,128	SH	Sole
Worthington Industri	COM	981811102	2,190	146,600	SH	Sole
Xcel Energy Inc Comm	COM	98389B100	40,420	2,022,034	SH	Sole
Zweig Fund Inc CEF	COM	989834106	824	230,300	SH	Sole

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360 Data Records

14,632,361 Value Total

01 Other Manager on whose behalf report is filed