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COHEN & STEERS INC
Form 13F-HR
November 14, 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: 9/30/2012
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 | 11/14/2012 |
| ----- | ----- | ----- |
| [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:

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13F File Number Name
 028-01190 FRANK RUSSELL COMPANY

Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 2
 Form 13F Information Table Entry Total: 405
 Form 13F Information Table Value Total: \$ 29,540,744

 (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 | 028-14984 | 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/ PUT/ CALL | INVESTMENT DISCRETION | O MA |
| Abbott Laboratories | COM | 002824100 | 45,175 | 658,916 | SH | SOLE | 1, |
| Acadia Realty Trust | COM | 004239109 | 84,277 | 3,395,524 | SH | SOLE | 1 |
| Accenture Plc | COM | G1151C101 | 147 | 2,100 | SH | SOLE | 1 |
| Advent Claymore Convertible Sec & Inc Fund | COM | 00764C109 | 674 | 40,900 | SH | SOLE | 1 |
| Aflac Inc. | COM | 001055102 | 18,771 | 392,036 | SH | SOLE | 1, |
| Agco Corp | COM | 001084102 | 308 | 6,484 | SH | SOLE | 1 |
| AGIC Convertible & Income FD II | COM | 001191105 | 10,647 | 1,229,480 | SH | SOLE | 1 |
| AGIC Convertible & Income Fund | COM | 001190107 | 13,742 | 1,455,700 | SH | SOLE | 1 |
| Alexander's Inc. | COM | 014752109 | 64,871 | 151,749 | SH | SOLE | 1, |
| Alexandria Real Estate Equities | COM | 015271109 | 393,048 | 5,346,135 | SH | SOLE | 1, |
| Allegheny Technologies | COM | 01741R102 | 13,675 | 428,698 | SH | SOLE | 1, |
| AllianceBernstein Global | COM | 01879R106 | 4,389 | 276,400 | SH | SOLE | 1 |

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|---------------------------------------|-----|-----------|---------|---------------|------|----|--|
| High Income Fund | | | | | | | |
| AllianceBernstein Income Fund | COM | 01881E101 | 3,778 | 437,318 SH | SOLE | 1 | |
| Alpine Global Premier Properties Fund | COM | 02083A103 | 3,157 | 431,311 SH | SOLE | 1, | |
| American Assets Trust Inc | COM | 024013104 | 133,481 | 4,982,493 SH | SOLE | 1, | |
| American Campus Communities | COM | 024835100 | 139,017 | 3,168,115 SH | SOLE | 1, | |
| American Express Co. | COM | 025816109 | 48,310 | 849,622 SH | SOLE | 1, | |
| American Tower Corp | COM | 03027X100 | 161,877 | 2,267,498 SH | SOLE | 1 | |
| American Water Works Co. Inc. | COM | 030420103 | 22,834 | 616,140 SH | SOLE | 1 | |
| Amgen Inc. | COM | 031162100 | 4,359 | 51,700 SH | SOLE | 1, | |
| Anadarko Petroleum Corp. | COM | 032511107 | 476 | 6,803 SH | SOLE | 1 | |
| Apache Corp. | COM | 037411105 | 56,171 | 649,596 SH | SOLE | 1, | |
| Apartment Investment & Management Co. | COM | 03748R101 | 409,774 | 15,766,597 SH | SOLE | 1, | |
| Apple Inc. | COM | 037833100 | 68,819 | 103,136 SH | SOLE | 1, | |
| Ashford Hospitality Pr.E | PFD | 044103505 | 13,882 | 516,641 SH | SOLE | 1 | |
| Associated Estates Realty Corp. | COM | 045604105 | 69,265 | 4,568,930 SH | SOLE | 1 | |
| AT&T Inc. | COM | 00206R102 | 78,807 | 2,090,363 SH | SOLE | 1, | |
| Atlas Pipeline Partners LP | COM | 049392103 | 15 | 449 SH | SOLE | 1 | |
| Atmos Energy Corp. | COM | 049560105 | 14,432 | 403,246 SH | SOLE | 1 | |
| Avago Technologies L | COM | Y0486S104 | 1,942 | 55,700 SH | SOLE | 1, | |
| Avalonbay Communities Inc | COM | 053484101 | 735,977 | 5,411,995 SH | SOLE | 1, | |
| Baker Hughes Inc. | COM | 057224107 | 260 | 5,748 SH | SOLE | 1 | |
| Bank of America 7.25% CV (BAC L) | PFD | 060505682 | 23,937 | 21,961 SH | SOLE | 1 | |
| Bank Of New York Mellon Corp. | COM | 064058100 | 23,394 | 1,034,223 SH | SOLE | 1, | |
| Bankunited Inc | COM | 06652K103 | 1,029 | 41,804 SH | SOLE | 1 | |
| Banner Corporation | COM | 06652V208 | 660 | 24,339 SH | SOLE | 1 | |
| Barclays Bank 7.75% (BCS C) | PFD | 06739H511 | 11,585 | 452,350 SH | SOLE | 1 | |
| Barclays Bank 8.125% (BCS D) | PFD | 06739H362 | 43 | 1,657 SH | SOLE | 1 | |
| Becton Dickinson & Co. | COM | 075887109 | 4,698 | 59,800 SH | SOLE | 1, | |
| BioMed Realty Trust Inc. | COM | 09063H107 | 54,321 | 2,901,771 SH | SOLE | 1 | |
| Blackrock Build Amer Bd | COM | 09248X100 | 659 | 28,100 SH | SOLE | 1 | |
| Blackrock Corporate High Yield Fund 5 | COM | 09255N102 | 552 | 41,600 SH | SOLE | 1 | |
| Blackrock Corporate High Yield Fund 6 | COM | 09255P107 | 933 | 70,976 SH | SOLE | 1 | |
| Blackrock Debt Strategies Fund | COM | 09255R103 | 376 | 83,300 SH | SOLE | 1 | |
| Blackrock Health Sciences Trust | COM | 09250W107 | 796 | 27,900 SH | SOLE | 1 | |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | COLUMN 6 | CO | |
|---|----------------|-----------|-----------------|-----------------|---------------|-----------------------|----|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PUT/ CALL | INVESTMENT DISCRETION | MA |
| Blackrock Inc. | COM | 09247X101 | 23,923 | 134,175 SH | SOLE | 1, | |
| Blackrock Limited Duration Income Trust | COM | 09249W101 | 1,814 | 97,500 SH | SOLE | 1 | |

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|---|-----|-----------|---------|------------|----|------|----|
| Blackrock Real Asset Equity | COM | 09254B109 | 3,104 | 288,200 | SH | SOLE | 1 |
| Boardwalk Pipeline Partners LP | COM | 096627104 | 29 | 1,055 | SH | SOLE | 1 |
| Boston Properties Inc. | COM | 101121101 | 911,966 | 8,244,875 | SH | SOLE | 1, |
| BRE Properties Inc. | COM | 05564E106 | 95,691 | 2,040,762 | SH | SOLE | 1, |
| Breitburn Energy Partners LP | COM | 106776107 | 17 | 860 | SH | SOLE | 1 |
| Bristol-Myers Squibb Co. | COM | 110122108 | 125 | 3,700 | SH | SOLE | 1 |
| Brookdale Senior Living Inc. | COM | 112463104 | 73,232 | 3,153,813 | SH | SOLE | 1 |
| Brookfield Asset Management Inc | COM | 112585104 | 8,086 | 234,422 | SH | SOLE | 1 |
| Brookfield Properties Corp. | COM | 112900105 | 375,528 | 22,676,818 | SH | SOLE | 1, |
| Buckeye Partners LP | COM | 118230101 | 54 | 1,120 | SH | SOLE | 1 |
| Calamos Convertible & High Income Fund | COM | 12811P108 | 1,899 | 150,030 | SH | SOLE | 1 |
| Calumet Specialty Products Partners LP | COM | 131476103 | 28 | 860 | SH | SOLE | 1 |
| Camden Property Trust | COM | 133131102 | 83,672 | 1,297,439 | SH | SOLE | 1 |
| Campus Crest Communities | COM | 13466Y105 | 165 | 15,291 | SH | SOLE | 1 |
| Canadian Natl Railway | COM | 136375102 | 1,220 | 13,800 | SH | SOLE | 1 |
| Canadian Natural Resources Ltd | COM | 136385101 | 115 | 3,741 | SH | SOLE | 1 |
| Carnival Corp. | COM | 143658300 | 8,125 | 222,968 | SH | SOLE | 1, |
| Caterpillar Inc. | COM | 149123101 | 2,435 | 28,300 | SH | SOLE | 1 |
| CBL & Associates Properties | COM | 124830100 | 7,973 | 373,600 | SH | SOLE | 1 |
| CBRE Clarion Global Real Estate Income Fund | COM | 12504G100 | 3,600 | 405,812 | SH | SOLE | 1 |
| CBRE Group Inc | COM | 12504L109 | 79 | 4,275 | SH | SOLE | 1 |
| CenterPoint Energy Inc. | COM | 15189T107 | 23,262 | 1,092,124 | SH | SOLE | 1 |
| Central Fund Canada Cl A | COM | 153501101 | 7,028 | 295,186 | SH | SOLE | 1 |
| Central GoldTrust | COM | 153546106 | 557 | 8,170 | SH | SOLE | 1 |
| Chesapeake Lodging Trust | COM | 165240102 | 47,776 | 2,404,443 | SH | SOLE | 1 |
| Chevron Corp. | COM | 166764100 | 114,729 | 984,294 | SH | SOLE | 1, |
| China Mobile Ltd. Sponsored ADR | ADR | 16941M109 | 24,535 | 443,196 | SH | SOLE | 1 |
| Chubb Corp | COM | 171232101 | 53,073 | 695,763 | SH | SOLE | 1, |
| Cia De Saneamento Basico ADR | ADR | 20441A102 | 22,540 | 277,551 | SH | SOLE | 1 |
| Cisco Systems Inc. | COM | 17275R102 | 62,054 | 3,250,582 | SH | SOLE | 1, |
| Citigroup Inc. | COM | 172967424 | 50,764 | 1,551,470 | SH | SOLE | 1, |
| Clough Global Equity Fund | COM | 18914C100 | 3,304 | 255,700 | SH | SOLE | 1 |
| Clough Global Opportunities Fund | COM | 18914E106 | 9,555 | 816,700 | SH | SOLE | 1, |
| Colonial Properties Trust | COM | 195872106 | 199,619 | 9,483,100 | SH | SOLE | 1, |
| Colony Finl Inc | COM | 19624R106 | 2,065 | 105,995 | SH | SOLE | 1 |
| Comerica Inc. | COM | 200340107 | 32,706 | 1,053,341 | SH | SOLE | 1, |
| Commonwealth REIT | COM | 203233101 | 2,473 | 169,856 | SH | SOLE | 1 |
| Commonwealth REIT Pfd. D | PFD | 203233408 | 57,283 | 2,438,593 | SH | SOLE | 1 |
| Commonwealth REIT Pr. E | PFD | 203233606 | 48,081 | 1,845,000 | SH | SOLE | 1 |
| Consol Energy Inc | COM | 20854P109 | 223 | 7,415 | SH | SOLE | 1, |
| Consumer Discretionary Selt | COM | 81369Y407 | 4,892 | 104,600 | SH | SOLE | 1 |
| Copano Energy LLC | COM | 217202100 | 37 | 1,135 | SH | SOLE | 1 |
| Coresite Realty Corp | COM | 21870Q105 | 986 | 36,600 | SH | SOLE | 1 |
| Corporate Office Properties | COM | 22002T108 | 224,488 | 9,365,394 | SH | SOLE | 1, |
| Costco Wholesale Corp. | COM | 22160K105 | 36,160 | 361,145 | SH | SOLE | 1, |
| Covidien PLC | COM | G2554F113 | 61,816 | 1,040,316 | SH | SOLE | 1, |
| Crown Castle International Corp. | COM | 228227104 | 113,236 | 1,766,558 | SH | SOLE | 1 |
| CubeSmart | COM | 229663109 | 202,047 | 15,699,080 | SH | SOLE | 1, |

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| 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 |
| CVS Caremark Corp. | COM | 126650100 | 72,104 | 1,489,147 | SH | SOLE | 1, |
| DCP Midstream Partners LP | COM | 23311P100 | 31 | 660 | SH | SOLE | 1 |
| DCT Industrial Trust Inc. | COM | 233153105 | 93,267 | 14,415,322 | SH | SOLE | 1, |
| DDR Corp. | COM | 23317H102 | 400,620 | 26,082,021 | SH | SOLE | 1, |
| Devon Energy Corp. | COM | 25179M103 | 66,314 | 1,096,098 | SH | SOLE | 1, |
| Diamondrock Hospitality Co. | COM | 252784301 | 117,172 | 12,167,365 | SH | SOLE | 1 |
| Digital Realty Trust Inc. | COM | 253868103 | 421,206 | 6,030,151 | SH | SOLE | 1, |
| DNP Select Income Fund | COM | 23325P104 | 2,574 | 261,091 | SH | SOLE | 1 |
| Douglas Emmett Inc. | COM | 25960P109 | 159,890 | 6,930,647 | SH | SOLE | 1, |
| Dow Chemical | COM | 260543103 | 1,156 | 39,900 | SH | SOLE | 1 |
| DR Horton Inc. | COM | 23331A109 | 15,637 | 757,613 | SH | SOLE | 1, |
| Duke Energy Corp. | COM | 26441C204 | 29,659 | 457,700 | SH | SOLE | 1 |
| Duke Realty Corp. | COM | 264411505 | 61,862 | 4,208,300 | SH | SOLE | 1 |
| Dupont Fabros Technology Inc. | COM | 26613Q106 | 156,943 | 6,215,566 | SH | SOLE | 1, |
| Eaton Corp | COM | 278058102 | 2,240 | 47,400 | SH | SOLE | 1 |
| Eaton Vance Floating Rate Income Trust | COM | 278279104 | 10,496 | 627,765 | SH | SOLE | 1 |
| Eaton Vance Limited Duration Fund | COM | 27828H105 | 7,051 | 415,237 | SH | SOLE | 1 |
| Eaton Vance Senior Income Tr | COM | 27826S103 | 6,031 | 793,487 | SH | SOLE | 1 |
| Eaton Vance Sr Fltg Rate Trust | COM | 27828Q105 | 6,292 | 379,026 | SH | SOLE | 1 |
| Eaton Vance T/A Global Dividend Income | COM | 27828S101 | 6,968 | 498,800 | SH | SOLE | 1 |
| Eaton Vance T/M Buy-Write Opportunity | COM | 27828Y108 | 14,926 | 1,147,272 | SH | SOLE | 1 |
| Eaton Vance Tax Adv Global Dividend O | COM | 27828U106 | 4,441 | 224,500 | SH | SOLE | 1 |
| Eaton Vance Tax Man Global Br | COM | 27829C105 | 5,299 | 477,365 | SH | SOLE | 1 |
| Eaton Vance Tax-Adv Dvd. Inc. Fund | COM | 27828G107 | 10,424 | 609,251 | SH | SOLE | 1 |
| Eaton Vance Tax-Managed Dividend | COM | 27828N102 | 14,383 | 1,512,417 | SH | SOLE | 1 |
| Eaton Vance Tax-Managed Global | COM | 27829F108 | 13,392 | 1,520,062 | SH | SOLE | 1 |
| Ecolab Inc. | COM | 278865100 | 15,973 | 246,457 | SH | SOLE | 1, |
| Edison International | COM | 281020107 | 35,626 | 779,731 | SH | SOLE | 1 |
| Education Realty Trust Inc. | COM | 28140H104 | 108,037 | 9,911,667 | SH | SOLE | 1, |
| El Paso Pipeline Partners LP | COM | 283702108 | 61 | 1,645 | SH | SOLE | 1 |
| Eldorado Gold Corp | COM | 284902103 | 441 | 28,915 | SH | SOLE | 1 |
| Emerson Electric Co | COM | 291011104 | 43,070 | 892,271 | SH | SOLE | 1, |
| Enbridge Energy Partners LP | COM | 29250R106 | 5,365 | 182,247 | SH | SOLE | 1 |
| Enbridge Inc | COM | 29250N105 | 67,776 | 1,736,667 | SH | SOLE | 1 |
| Encana Corp | COM | 292505104 | 195 | 8,892 | SH | SOLE | 1 |
| Energy Select Sector Spdr | COM | 81369Y506 | 3,725 | 50,700 | SH | SOLE | 1 |
| Energy Transfer Equity Lp | COM | 29273V100 | 88 | 1,940 | SH | SOLE | 1 |
| Energy Transfer Partners LP | COM | 29273R109 | 46 | 1,080 | SH | SOLE | 1 |
| Enterprise Products Partners | COM | 293792107 | 46,893 | 874,862 | SH | SOLE | 1 |
| Entertainment Properties 9% CV (EPR E) | PFD | 29380T600 | 8,652 | 297,216 | SH | SOLE | 1 |
| Entertainment Property | PFD | 29380T402 | 8,987 | 430,000 | SH | SOLE | 1 |

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|-----------------------------|-----|-----------|-----------|------------|----|------|----|
| 5.75% CV (EPR C) | | | | | | | |
| EQT Midstream Partners LP | COM | 26885B100 | 16,577 | 575,580 | SH | SOLE | 1 |
| Equity Lifestyle Properties | COM | 29472R108 | 66,681 | 978,882 | SH | SOLE | 1, |
| Equity One Inc. | COM | 294752100 | 2,233 | 106,047 | SH | SOLE | 1 |
| Equity Residential | COM | 29476L107 | 1,401,578 | 24,362,559 | SH | SOLE | 1, |
| Essex Property Trust Inc. | COM | 297178105 | 327,531 | 2,209,467 | SH | SOLE | 1, |
| EV Energy Partner LP | COM | 26926V107 | 78 | 1,255 | SH | SOLE | 1 |

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| 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 |
| Exelon Corp. | COM | 30161N101 | 33,965 | 954,600 | SH | | SOLE |
| Extra Space Storage Inc. | COM | 30225T102 | 207,122 | 6,229,239 | SH | | SOLE |
| Exxon Mobil Corp. | COM | 30231G102 | 100,637 | 1,100,457 | SH | | SOLE |
| Federal Realty Investment Trust | COM | 313747206 | 410,091 | 3,894,505 | SH | | SOLE |
| Financial Select Sector SPDR | COM | 81369Y605 | 1,543 | 98,900 | SH | | SOLE |
| First Industrial Realty Trust | COM | 32054K103 | 54,638 | 4,158,144 | SH | | SOLE |
| First Trust Aberdeen Global Fund | COM | 337319107 | 3,927 | 210,800 | SH | | SOLE |
| First Trust Energy Income and Growth Fund | COM | 33738G104 | 6,074 | 202,280 | SH | | SOLE |
| First Trust Strategic High Income Fund II | COM | 337353304 | 1,923 | 107,800 | SH | | SOLE |
| First Trust/Four Crns Sr F 2 | COM | 33733U108 | 347 | 22,000 | SH | | SOLE |
| Firstenergy Corp. | COM | 337932107 | 16,860 | 382,308 | SH | | SOLE |
| Flah & Crum/Claymore Preferred S I | COM | 338478100 | 9,025 | 451,472 | SH | | SOLE |
| Flah & Crum/Claymore Total Return Fund | COM | 338479108 | 5,857 | 281,600 | SH | | SOLE |
| Ford Motor Co | COM | 345370860 | 735 | 74,500 | SH | | SOLE |
| Forest City Enterprises Cl A | COM | 345550107 | 86,745 | 5,472,866 | SH | | SOLE |
| Franco-Nevada Corp | COM | 351858105 | 500 | 8,498 | SH | | SOLE |
| Franklin Resources Inc. | COM | 354613101 | 19,501 | 155,924 | SH | | SOLE |
| Franklin Templeton Ltd Duration Inc Fund | COM | 35472T101 | 1,922 | 130,200 | SH | | SOLE |
| Freeport-Mcmoran Copper | COM | 35671D857 | 17,031 | 430,300 | SH | | SOLE |
| Gabelli Dividend & Income Trust | COM | 36242H104 | 10,371 | 611,869 | SH | | SOLE |
| Gabelli Equity Trust | COM | 362397101 | 9,252 | 1,643,300 | SH | | SOLE |
| GasLog Ltd. | COM | G37585109 | 20,192 | 1,743,663 | SH | | SOLE |
| General Dynamics Corp. | COM | 369550108 | 36,156 | 546,829 | SH | | SOLE |
| General Electric Co. | COM | 369604103 | 51,654 | 2,274,496 | SH | | SOLE |
| General Growth Properties | COM | 370023103 | 799,827 | 41,058,870 | SH | | SOLE |
| Genesis Energy LP | COM | 371927104 | 33 | 990 | SH | | SOLE |
| Glimcher Realty Trust | COM | 379302102 | 37,493 | 3,547,090 | SH | | SOLE |
| Golar LNG Partners LP | COM | Y2745C102 | 13,663 | 426,447 | SH | | SOLE |
| Goldcorp Inc | COM | 380956409 | 674 | 14,710 | SH | | SOLE |
| Goldman Sachs Group Inc. | COM | 38141G104 | 30,800 | 270,936 | SH | | SOLE |
| Google Inc. Cl A | COM | 38259P508 | 8,375 | 11,100 | SH | | SOLE |
| Grupo Aeroportuario | ADR | 400506101 | 3,152 | 72,799 | SH | | SOLE |

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|--|-----|-----------|---------|------------|----|------|----|
| Harris Corp. | COM | 413875105 | 3,826 | 74,700 | SH | SOLE | 1, |
| HCC Insurance Holdings Inc. | COM | 404132102 | 22,922 | 676,375 | SH | SOLE | 1 |
| HCP Inc | COM | 40414L109 | 904,307 | 20,330,646 | SH | SOLE | 1, |
| Health Care REIT Inc. | COM | 42217K106 | 247,347 | 4,283,071 | SH | SOLE | 1, |
| Healthcare Realty Trust Inc. | COM | 421946104 | 75,067 | 3,256,715 | SH | SOLE | 1, |
| Hersha Hospitality Trust | COM | 427825104 | 142,267 | 29,034,119 | SH | SOLE | 1, |
| Highwoods Properties Inc. | COM | 431284108 | 19,278 | 591,000 | SH | SOLE | 1 |
| Home Depot Inc. | COM | 437076102 | 1,944 | 32,200 | SH | SOLE | 1, |
| Home Properties Inc. | COM | 437306103 | 153,444 | 2,504,392 | SH | SOLE | 1, |
| Host Hotels & Resorts Inc. | COM | 44107P104 | 921,611 | 57,421,259 | SH | SOLE | 1, |
| Hudson Pacific Prop | COM | 444097109 | 108,678 | 5,874,489 | SH | SOLE | 1, |
| Huntington Bancshares 8.5% CV (HBANP) | PFD | 446150401 | 11,850 | 9,294 | SH | SOLE | 1, |
| Hyatt Hotels Corp CL A | COM | 448579102 | 267,176 | 6,654,441 | SH | SOLE | 1, |
| I Shares Gold Trust | COM | 464285105 | 5,209 | 301,616 | SH | SOLE | 1 |
| Imperial Oil Ltd | COM | 453038408 | 96 | 2,082 | SH | SOLE | 1 |
| Inergy LP | COM | 456615103 | 42 | 2,215 | SH | SOLE | 1 |
| Ing Infrastructure Indl | COM | 45685U100 | 4,142 | 237,200 | SH | SOLE | 1 |
| ING Prime Rate Trust | COM | 44977W106 | 3,413 | 551,315 | SH | SOLE | 1 |

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| 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 |
| Intel Corp. | COM | 458140100 | 3,427 | 151,100 | SH | SOLE |
| International Business Machines Corp. | COM | 459200101 | 10,815 | 52,133 | SH | SOLE |
| Invesco Insured Municipal Trust | COM | 46132W103 | 510 | 32,200 | SH | SOLE |
| Invesco Municipal Premium Inc | COM | 46133E102 | 1,677 | 172,041 | SH | SOLE |
| Invesco Quality Municipal Securities | COM | 46133J101 | 986 | 60,700 | SH | SOLE |
| Invesco Value Municipal Secu | COM | 46132T100 | 313 | 20,704 | SH | SOLE |
| Invesco Van Kampen California Value Muni Income Tr | COM | 46132H106 | 375 | 26,663 | SH | SOLE |
| Ishares Silver Trust | COM | 46428Q109 | 2,052 | 61,300 | SH | SOLE |
| ITC Holdings Corp. | COM | 465685105 | 14,140 | 187,088 | SH | SOLE |
| John Hancock T/A Dividend Income Fund | COM | 41013V100 | 3,665 | 189,090 | SH | SOLE |
| Johnson & Johnson | COM | 478160104 | 48,761 | 707,600 | SH | SOLE |
| Johnson Controls Inc. | COM | 478366107 | 20,951 | 764,627 | SH | SOLE |
| JP Morgan Chase & Co | COM | 46625H100 | 103,745 | 2,562,869 | SH | SOLE |
| Kayne Anderson Energy Total Return | COM | 48660P104 | 6,842 | 247,624 | SH | SOLE |
| Kayne Anderson MidstreamEnergy | COM | 48661E108 | 2,942 | 100,300 | SH | SOLE |
| Kayne Anderson MLP Investment | COM | 486606106 | 2,274 | 72,800 | SH | SOLE |
| Keycorp 7.75% CV (KEY G) | PFD | 493267405 | 5,756 | 46,515 | SH | SOLE |
| Kilroy Realty Corp. | COM | 49427F108 | 241,887 | 5,401,685 | SH | SOLE |
| Kimco Realty Corp. | COM | 49446R109 | 462,354 | 22,809,744 | SH | SOLE |

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| | | | | | | | |
|------------------------------|-----|-----------|---------|-----------|----|------|----|
| Kinder Morgan Energy Prtnrs | COM | 494550106 | 22,281 | 270,069 | SH | SOLE | 1 |
| Kinder Morgan Holdco LLC | COM | 49456B101 | 16,667 | 469,240 | SH | SOLE | 1 |
| Kinder Morgan Manage | COM | 49455U100 | 297 | 3,889 | SH | SOLE | 1 |
| L-3 Communications Holdings | COM | 502424104 | 24,947 | 347,881 | SH | SOLE | 1 |
| Lasalle Hotel Properties | COM | 517942108 | 51,538 | 1,930,980 | SH | SOLE | 1 |
| Lennar Corp-Cl A | COM | 526057104 | 620 | 17,830 | SH | SOLE | 1 |
| Lexington Corp Pr C CV | PFD | 529043309 | 11,203 | 228,449 | SH | SOLE | 1, |
| Liberty All-Star Equity Fund | COM | 530158104 | 3,963 | 820,486 | SH | SOLE | 1 |
| Liberty Property Trust | COM | 531172104 | 167,540 | 4,623,076 | SH | SOLE | 1, |
| Linn Energy Llc-Units | COM | 536020100 | 93 | 2,265 | SH | SOLE | 1 |
| Lockheed Martin Corp. | COM | 539830109 | 13,092 | 140,202 | SH | SOLE | 1 |
| LTC Properties Inc. | COM | 502175102 | 468 | 14,700 | SH | SOLE | 1 |
| Mack-Cali Realty Corp. | COM | 554489104 | 93,171 | 3,502,670 | SH | SOLE | 1 |
| Macquarie/Ft Gl Int/Ut Dv In | COM | 55607W100 | 1,445 | 91,360 | SH | SOLE | 1 |
| Magellan Midstream Partners | COM | 559080106 | 96 | 1,100 | SH | SOLE | 1 |
| Marathon Petroleum Corp. | COM | 56585A102 | 45,013 | 824,566 | SH | SOLE | 1, |
| Market Vectors Gold Miners | COM | 57060U100 | 3,695 | 68,800 | SH | SOLE | 1 |
| Market Vectors Oil Service | COM | 57060U191 | 5,130 | 127,600 | SH | SOLE | 1 |
| ETF | | | | | | | |
| MarkWest Energy Partners LP | COM | 570759100 | 65,505 | 1,203,689 | SH | SOLE | 1 |
| McDonald's Corp. | COM | 580135101 | 57,747 | 629,399 | SH | SOLE | 1, |
| Mckesson Corp. | COM | 58155Q103 | 189 | 2,200 | SH | SOLE | 1 |
| Merck & Co Inc | COM | 58933Y105 | 64,389 | 1,427,690 | SH | SOLE | 1, |
| MFS Multimarket Income Trust | COM | 552737108 | 2,099 | 287,100 | SH | SOLE | 1 |
| Microsoft Corp. | COM | 594918104 | 22,948 | 770,575 | SH | SOLE | 1, |
| Mid-America Apartment | COM | 59522J103 | 232,160 | 3,554,745 | SH | SOLE | 1, |
| Communities | | | | | | | |
| Mission West Properties | COM | 605203108 | 820 | 94,208 | SH | SOLE | 1 |
| Monsanto Co | COM | 61166W101 | 2,811 | 30,881 | SH | SOLE | 1, |
| Morgan Stanley Emerging | COM | 617477104 | 2,671 | 162,200 | SH | SOLE | 1 |
| Markets | | | | | | | |

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 |
| Mosaic Company | COM | 61945C103 | 671 | 11,647 | SH | SOLE | 1 |
| Murphy Oil Corp | COM | 626717102 | 263 | 4,903 | SH | SOLE | 1 |
| National Retail Properties | COM | 637417106 | 955 | 31,300 | SH | SOLE | 1 |
| National-Oilwell Inc | COM | 637071101 | 13,503 | 168,550 | SH | SOLE | 1 |
| NATL WESTMINSTER 7.76% (NW C) | PFD | 638539882 | 36,053 | 1,439,247 | SH | SOLE | 1, |
| Natural Resource Partners LP | COM | 63900P103 | 21 | 990 | SH | SOLE | 1 |
| New America High Income Fund | COM | 641876800 | 4,811 | 437,741 | SH | SOLE | 1 |
| Newmont Mining Corp | COM | 651639106 | 18,097 | 323,100 | SH | SOLE | 1, |
| News Corp Ltd | COM | 65248E104 | 18,435 | 751,545 | SH | SOLE | 1 |
| Nexen Inc | COM | 65334H102 | 322 | 12,724 | SH | SOLE | 1 |
| NextEra Energy Inc | COM | 65339F101 | 114,003 | 1,620,971 | SH | SOLE | 1, |
| NFJ Dividend Interest & Preferred Strategy | COM | 65337H109 | 3,838 | 228,200 | SH | SOLE | 1 |
| Nike Inc. Cl B | COM | 654106103 | 95 | 1,000 | SH | SOLE | 1 |
| Nordstrom Inc. | COM | 655664100 | 27,405 | 496,639 | SH | SOLE | 1, |
| Norfolk Southern Corp. | COM | 655844108 | 31,071 | 488,300 | SH | SOLE | 1, |

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|--|-----|-----------|---------|------------|----|------|----|
| Northrop Grumman Corp. | COM | 666807102 | 2,830 | 42,600 | SH | SOLE | 1 |
| NuStar Energy LP | COM | 67058H102 | 62 | 1,220 | SH | SOLE | 1 |
| Nuveen Diversified Currency Opportunities Fund | COM | 67090N109 | 834 | 63,203 | SH | SOLE | 1 |
| Nuveen Diversified Dividend And Income Fund | COM | 6706EP105 | 1,359 | 110,942 | SH | SOLE | 1 |
| Nuveen Dividend Advantage Muni Fd | COM | 67066V101 | 2,466 | 156,300 | SH | SOLE | 1 |
| Nuveen Dividend Advantage Municipal Fund 2 | COM | 67070F100 | 1,739 | 109,622 | SH | SOLE | 1 |
| Nuveen Energy MLP Total Return | COM | 67074U103 | 6,308 | 334,639 | SH | SOLE | 1 |
| Nuveen Equity Premium Opportunity Fund | COM | 6706EM102 | 1,947 | 154,300 | SH | SOLE | 1 |
| Nuveen Floating rate Income Opportunity Fund | COM | 67072T108 | 3,899 | 311,900 | SH | SOLE | 1 |
| Nuveen Floating Rate Income Opportunity Fund | COM | 6706EN100 | 2,790 | 222,500 | SH | SOLE | 1 |
| Nuveen Global Government Enh | COM | 67073C104 | 722 | 49,439 | SH | SOLE | 1 |
| Nuveen Global Value Opp Fund | COM | 6706EH103 | 1,620 | 108,000 | SH | SOLE | 1 |
| Nuveen Ins T/F Adv Municipal | COM | 670657105 | 2,028 | 127,939 | SH | SOLE | 1 |
| Nuveen Mtg Opportunity | COM | 670735109 | 1,442 | 51,514 | SH | SOLE | 1 |
| Nuveen Mtg Oppty Term F | COM | 67074R100 | 1,587 | 56,500 | SH | SOLE | 1 |
| Nuveen Multi-Strategy Income & Growth 2 | COM | 67073D102 | 19,930 | 2,050,447 | SH | SOLE | 1 |
| Nuveen Muni Advantage Fund | COM | 67062H106 | 494 | 31,500 | SH | SOLE | 1 |
| Nuveen Performance Plus Muni | COM | 67062P108 | 2,104 | 124,500 | SH | SOLE | 1 |
| Nuveen Preferred Income Opportunities Fund | COM | 67073B106 | 14,721 | 1,492,964 | SH | SOLE | 1 |
| Nuveen Premium Inc Muni Fd 2 | COM | 67063W102 | 2,044 | 130,700 | SH | SOLE | 1 |
| Nuveen Real Estate Income Fund | COM | 67071B108 | 3,654 | 313,939 | SH | SOLE | 1 |
| Nuveen Short Duration Credit | COM | 67074X107 | 1,163 | 58,005 | SH | SOLE | 1 |
| Nuveen Tax-Adv Tot Ret Strat | COM | 67090H102 | 1,696 | 153,900 | SH | SOLE | 1 |
| Occidental Petroleum Corp. | COM | 674599105 | 65,280 | 758,542 | SH | SOLE | 1, |
| Oiltanking Partners LP | COM | 678049107 | 17,493 | 457,937 | SH | SOLE | 1 |
| ONEOK Partners LP | COM | 68268N103 | 156 | 2,615 | SH | SOLE | 1 |
| Oracle Corp. | COM | 68389X105 | 71,876 | 2,282,497 | SH | SOLE | 1, |
| Orient Express Hotels Ltd. A | COM | G67743107 | 119,821 | 13,463,058 | SH | SOLE | 1, |
| P G & E Corp. | COM | 69331C108 | 41,002 | 960,920 | SH | SOLE | 1 |
| Paa Natural Gas Storage Lp | COM | 693139107 | 16 | 805 | SH | SOLE | 1 |
| Parker Hannifin Corp | COM | 701094104 | 24,466 | 292,730 | SH | SOLE | 1, |
| Patterson Companies | COM | 703395103 | 267 | 7,800 | SH | SOLE | 1 |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | | COLUMN 6 | CO |
|-----------------------------------|----------------|-----------|--------------------|--------------------|---------------------|--------------------------|----|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PUT/ CALL | INVESTMENT DISCRETION | MA |
| Pebblebrook Hotel Trust | COM | 70509V100 | 22,336 | 954,928 | SH | SOLE | 1 |
| Pembina Pipeline Corp | COM | 706327103 | 1,011 | 36,030 | SH | SOLE | 1 |
| Penn Real Estate Investment Trust | COM | 709102107 | 2,660 | 167,749 | SH | SOLE | 1 |
| Pepsico Inc. | COM | 713448108 | 35,438 | 500,750 | SH | SOLE | 1, |

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|------------------------------|-----|-----------|-----------|------------|----|------|----|
| Petroleo Brasileiro SA | ADR | 71654V101 | 285 | 12,929 | SH | SOLE | 1 |
| Petsmart Inc | COM | 716768106 | 23,484 | 340,444 | SH | SOLE | 1, |
| Pfizer Inc. | COM | 717081103 | 62,798 | 2,527,094 | SH | SOLE | 1, |
| Philip Morris International | COM | 718172109 | 55,356 | 615,482 | SH | SOLE | 1, |
| PIMCO Corporate Opportunity | COM | 72201B101 | 7,166 | 356,535 | SH | SOLE | 1 |
| Pimco Dynamic Income Fund | COM | 72201Y101 | 1,555 | 55,100 | SH | SOLE | 1 |
| PIMCO Income Opportunity | COM | 72202B100 | 16,668 | 551,365 | SH | SOLE | 1 |
| Fund | | | | | | | |
| PIMCO Income Strategy Fund | COM | 72201J104 | 6,844 | 599,300 | SH | SOLE | 1 |
| II | | | | | | | |
| Pioneer Diversified High | COM | 723653101 | 5,280 | 245,461 | SH | SOLE | 1 |
| Income | | | | | | | |
| Pioneer Floating Rate Trust | COM | 72369J102 | 6,291 | 447,123 | SH | SOLE | 1 |
| Plains All American | COM | 726503105 | 135 | 1,525 | SH | SOLE | 1 |
| Pipeline LP | | | | | | | |
| PNC Financial Services Group | COM | 693475105 | 265 | 4,200 | SH | SOLE | 1 |
| Potash Corp of Saskatchewan | COM | 73755L107 | 7,126 | 164,100 | SH | SOLE | 1 |
| Potash Corp of Saskatchewan | COM | 73755L107 | 23,951 | 551,601 | SH | SOLE | 1 |
| - US | | | | | | | |
| PPL Corp. | COM | 69351T106 | 41,054 | 1,413,204 | SH | SOLE | 1 |
| Procter & Gamble Co. | COM | 742718109 | 37,178 | 536,021 | SH | SOLE | 1, |
| ProLogis Inc. | COM | 74340W103 | 1,436,777 | 41,015,602 | SH | SOLE | 1, |
| Prudential Finl Inc | COM | 744320102 | 45,230 | 829,758 | SH | SOLE | 1, |
| PRV Partners LP | COM | 693665101 | 53 | 2,070 | SH | SOLE | 1 |
| PS Business Parks Inc. | COM | 69360J107 | 30,526 | 456,846 | SH | SOLE | 1, |
| Public Storage | COM | 74460D109 | 956,393 | 6,872,121 | SH | SOLE | 1, |
| Putnam Premier Income Trust | COM | 746853100 | 3,722 | 649,553 | SH | SOLE | 1 |
| Qualcomm Inc. | COM | 747525103 | 56,526 | 904,565 | SH | SOLE | 1, |
| Questar Corp. | COM | 748356102 | 9,796 | 481,827 | SH | SOLE | 1 |
| Ramco-Gershenson 7.25% CV | PFD | 751452608 | 1,790 | 35,000 | SH | SOLE | 1 |
| Pr.D (RPT D) | | | | | | | |
| Ramco-Gershenson Properties | COM | 751452202 | 21,562 | 1,720,856 | SH | SOLE | 1 |
| Rayonier Inc. | COM | 754907103 | 17,337 | 353,749 | SH | SOLE | 1 |
| Regency Centers Corp. | COM | 758849103 | 601,886 | 12,351,452 | SH | SOLE | 1, |
| Regency Energy Partners Lp | COM | 75885Y107 | 82 | 3,505 | SH | SOLE | 1 |
| Republic Services Inc. | COM | 760759100 | 187 | 6,800 | SH | SOLE | 1 |
| Retail Properties of America | COM | 76131V202 | 62,206 | 5,495,202 | SH | SOLE | 1, |
| RLJ Lodging Trust | COM | 74965L101 | 49,861 | 2,636,773 | SH | SOLE | 1, |
| Rogers Communications Inc | COM | 775109200 | 7,693 | 190,200 | SH | SOLE | 1 |
| Rose Rock Midstream LP | COM | 777149105 | 10,203 | 317,954 | SH | SOLE | 1 |
| Ross Stores Inc | COM | 778296103 | 27,006 | 418,042 | SH | SOLE | 1, |
| Royal Bank of Canada | COM | 780087102 | 109 | 1,900 | SH | SOLE | 1 |
| Royal Bank of Scotland | PFD | 780097770 | 10,456 | 509,567 | SH | SOLE | 1 |
| 6.35% (RBS N) | | | | | | | |
| Royal Bank of Scotland 6.6% | PFD | 780097739 | 15,149 | 735,047 | SH | SOLE | 1 |
| (RBS S) | | | | | | | |
| Royal Bank Scotland 6.4% | PFD | 780097796 | 12,083 | 591,996 | SH | SOLE | 1 |
| (RBS M) | | | | | | | |
| Royce Value Trust | COM | 780910105 | 6,914 | 529,000 | SH | SOLE | 1 |
| SBA Communications Corp. Cl | COM | 78388J106 | 61,112 | 971,570 | SH | SOLE | 1 |
| A | | | | | | | |
| Schlumberger Ltd. | COM | 806857108 | 60,039 | 830,068 | SH | SOLE | 1, |
| Semgroup Corp | COM | 81663A105 | 1,262 | 34,250 | SH | SOLE | 1 |
| Sempra Energy | COM | 816851109 | 68,514 | 1,062,399 | SH | SOLE | 1, |
| Senior Housing Properties | COM | 81721M109 | 30,345 | 1,393,231 | SH | SOLE | 1 |
| Trust | | | | | | | |

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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 |
| Siemens AG-Spons ADR | ADR | 826197501 | 20,738 | 207,068 | SH | SOLE | 1 |
| Simon Property Group Inc. | COM | 828806109 | 3,284,101 | 21,632,971 | SH | SOLE | 1, |
| SL Green Realty Corp. | COM | 78440X101 | 537,341 | 6,710,892 | SH | SOLE | 1, |
| Southern Co | COM | 842587107 | 48,285 | 1,047,626 | SH | SOLE | 1 |
| Southwestern Energy | COM | 845467109 | 317 | 9,121 | SH | SOLE | 1 |
| Sovran Self Storage Inc. | COM | 84610H108 | 139,509 | 2,411,570 | SH | SOLE | 1, |
| SPDR Trust Series 1 | COM | 78462F103 | 3,958 | 27,500 | SH | SOLE | 1 |
| Spectra Energy Corp. | COM | 847560109 | 4,192 | 142,770 | SH | SOLE | 1 |
| Sprott Physical Gold Tr | COM | 85207H104 | 6,673 | 439,026 | SH | SOLE | 1 |
| Sprott Physical Silver Trust | COM | 85207K107 | 2,712 | 191,900 | SH | SOLE | 1 |
| STAG Industrial | COM | 85254J102 | 15,507 | 953,707 | SH | SOLE | 1 |
| Starbucks Corp | COM | 855244109 | 1,863 | 36,700 | SH | SOLE | 1 |
| Starwood Hotels & Resorts | COM | 85590A401 | 122,387 | 2,111,578 | SH | SOLE | 1 |
| Stillwater Mng Co | COM | 86074Q102 | 237 | 20,129 | SH | SOLE | 1 |
| Stone Harbor Emerging Market | COM | 86164T107 | 2,013 | 83,300 | SH | SOLE | 1 |
| Strategic Hotels & Resorts I | COM | 86272T106 | 75,750 | 12,604,041 | SH | SOLE | 1, |
| Stratus Properties Inc. | COM | 863167201 | 941 | 101,199 | SH | SOLE | 1 |
| Suburban Propane Partners LP | COM | 864482104 | 42 | 1,019 | SH | SOLE | 1 |
| Suncor Energy Inc | COM | 867224107 | 542 | 16,504 | SH | SOLE | 1 |
| Sunoco Logistics Partners LP | COM | 86764L108 | 57 | 1,225 | SH | SOLE | 1 |
| Sunstone Hotel Pr. D | PFD | 867892507 | 21,236 | 824,045 | SH | SOLE | 1 |
| Symantec Corp | COM | 871503108 | 50,976 | 2,831,994 | SH | SOLE | 1, |
| Syngenta AG -ADR | ADR | 87160A100 | 891 | 11,900 | SH | SOLE | 1 |
| Talisman Energy Inc | COM | 87425E103 | 287 | 21,486 | SH | SOLE | 1 |
| Tanger Factory Outlet Center | COM | 875465106 | 108,995 | 3,371,323 | SH | SOLE | 1, |
| Targa Resources Corp | COM | 87612G101 | 2,670 | 53,040 | SH | SOLE | 1 |
| Targa Resources Partners Lp | COM | 87611X105 | 77 | 1,791 | SH | SOLE | 1 |
| Taubman Centers Inc. | COM | 876664103 | 34,812 | 453,699 | SH | SOLE | 1 |
| TC Pipelines LP | COM | 87233Q108 | 37 | 825 | SH | SOLE | 1 |
| Teck Resources Ltd | COM | 878742204 | 422 | 14,327 | SH | SOLE | 1 |
| Templeton Global Income Fund | COM | 880198106 | 4,143 | 432,876 | SH | SOLE | 1 |
| Tesoro Logistics LP | COM | 88160T107 | 16,264 | 375,621 | SH | SOLE | 1 |
| Teva | ADR | 881624209 | 18,907 | 456,576 | SH | SOLE | 1 |
| Pharmaceutical-Sponsored ADR | | | | | | | |
| The Macerich Co. | COM | 554382101 | 142,706 | 2,493,555 | SH | SOLE | 1, |
| The St. Joe Co. | COM | 790148100 | 1,637 | 83,969 | SH | SOLE | 1 |
| The Stanley Works | COM | 854502101 | 17,988 | 235,910 | SH | SOLE | 1, |
| Tiffany & Co New | COM | 886547108 | 18,257 | 295,035 | SH | SOLE | 1, |
| Tim Hortons Inc | COM | 88706M103 | 395 | 7,600 | SH | SOLE | 1 |
| Time Warner Cable In | COM | 88732J207 | 37,904 | 398,742 | SH | SOLE | 1, |
| Toronto-Dominion Bank | COM | 891160509 | 100 | 1,200 | SH | SOLE | 1 |
| Toronto-Dominion Bank | COM | 891160509 | 2,317 | 27,800 | SH | SOLE | 1 |
| Tortoise MLP Fund, Inc | COM | 89148B101 | 3,470 | 136,900 | SH | SOLE | 1 |
| UDR Inc. | COM | 902653104 | 407,206 | 16,406,365 | SH | SOLE | 1, |
| Ultra Pete Corp | COM | 903914109 | 269 | 12,225 | SH | SOLE | 1 |
| United Parcel Service Cl B | COM | 911312106 | 35,768 | 499,758 | SH | SOLE | 1, |
| United Technologies Corp. | COM | 913017109 | 8,351 | 106,673 | SH | SOLE | 1, |
| Unitedhealth Group Inc. | COM | 91324P102 | 73,040 | 1,318,165 | SH | SOLE | 1, |
| US Bancorp | COM | 902973304 | 71,715 | 2,090,802 | SH | SOLE | 1, |
| Ventas Inc. | COM | 92276F100 | 863,254 | 13,867,536 | SH | SOLE | 1, |
| Verizon Communications Inc. | COM | 92343V104 | 18,515 | 406,300 | SH | SOLE | 1 |
| Visa Inc.-Class A Shares | COM | 92826C839 | 62,760 | 467,384 | SH | SOLE | 1, |
| Vodafone Group PLC ADR | ADR | 92857W209 | 1,647 | 57,800 | SH | SOLE | 1 |

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|-----------------------------|-----|-----------|-----------|------------|----|------|----|
| Vornado Realty Trust | COM | 929042109 | 1,532,379 | 18,906,587 | SH | SOLE | 1, |
| Wal-Mart Stores Inc. | COM | 931142103 | 5,985 | 81,100 | SH | SOLE | 1, |
| Walt Disney Co. | COM | 254687106 | 83,607 | 1,599,209 | SH | SOLE | 1, |
| Weingarten Realty Investors | COM | 948741103 | 285,848 | 10,168,903 | SH | SOLE | 1, |
| Wells Fargo & Co. | COM | 949746101 | 80,956 | 2,344,508 | SH | SOLE | 1, |
| Wells Fargo Advantage | COM | 94987B105 | 7,738 | 728,600 | SH | SOLE | 1 |
| Income Opportunities Fund | | | | | | | |

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 | MA |
| Wells Fargo Advantage Multi-sector | COM | 94987D101 | 1,962 | 120,300 | SH | | SOLE | 1 |
| Wells Fargo Co 7.5% (WFC L) | PFD | 949746804 | 56,081 | 45,300 | SH | | SOLE | 1 |
| Westar Energy Inc. | COM | 95709T100 | 193 | 6,500 | SH | | SOLE | 1 |
| Western Asset Global Cp | COM | 95790C107 | 1,535 | 75,006 | SH | | SOLE | 1 |
| Western Asset Global High In | COM | 95766B109 | 5,913 | 430,000 | SH | | SOLE | 1 |
| Western Gas Partners LP | COM | 958254104 | 66 | 1,315 | SH | | SOLE | 1 |
| Weyerhaeuser Co | COM | 962166104 | 46,844 | 1,792,050 | SH | | SOLE | 1, |
| Williams Cos Inc. | COM | 969457100 | 57,438 | 1,642,480 | SH | | SOLE | 1 |
| Williams Partners LP | COM | 96950F104 | 83 | 1,520 | SH | | SOLE | 1 |
| Wisconsin Energy Corp. | COM | 976657106 | 78,939 | 2,095,533 | SH | | SOLE | 1, |
| WW Grainger Inc | COM | 384802104 | 5,459 | 26,200 | SH | | SOLE | 1, |
| Yamana Gold Inc | COM | 98462Y100 | 201 | 10,520 | SH | | SOLE | 1 |