

NUVEEN REAL ESTATE INCOME FUND
Form N-CSRS
September 08, 2010

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549
FORM N-CSR
CERTIFIED SHAREHOLDER REPORT OF REGISTERED MANAGEMENT INVESTMENT
COMPANIES
Investment Company Act file number **811-10491**
Nuveen Real Estate Income Fund**

(Exact name of registrant as specified in charter)

Nuveen Investments
333 West Wacker Drive
Chicago, IL 60606

(Address of principal executive offices) (Zip code)

Kevin J. McCarthy
Nuveen Investments
333 West Wacker Drive
Chicago, IL 60606

(Name and address of agent for service)

Registrant's telephone number, including area code: (312) 917-7700

Date of fiscal year end: December 31

Date of reporting period: June 30, 2010

Form N-CSR is to be used by management investment companies to file reports with the Commission not later than 10 days after the transmission to stockholders of any report that is required to be transmitted to stockholders under Rule 30e-1 under the Investment Company Act of 1940 (17 CFR 270.30e-1). The Commission may use the information provided on Form N-CSR in its regulatory, disclosure review, inspection, and policymaking roles. A registrant is required to disclose the information specified by Form N-CSR, and the Commission will make this information public. A registrant is not required to respond to the collection of information contained in Form N-CSR unless the Form displays a currently valid Office of Management and Budget (OMB) control number. Please direct comments concerning the accuracy of the information collection burden estimate and any suggestions for reducing the burden to Secretary, Securities and Exchange Commission, 450 Fifth Street, NW, Washington, DC 20549-0609. The OMB has reviewed this collection of information under the clearance requirements of 44 U.S.C. SS. 3507.

ITEM 1. REPORTS TO SHAREHOLDERS

Closed-End Funds

Nuveen Investments

Closed-End Funds

High Current Income from a Portfolio of Commercial Real Estate Investments

Semi-Annual Report

June 30, 2010

Nuveen Real Estate

Income Fund

JRS

NUVEEN INVESTMENTS ANNOUNCES STRATEGIC COMBINATION WITH FAF ADVISORS

On July 29, 2010, Nuveen Investments, Inc. announced that U.S. Bancorp will receive a 9.5% stake in Nuveen Investments and cash consideration in exchange for the long-term asset business of U.S. Bancorp's FAF Advisors (FAF). Nuveen Investments is the parent of Nuveen Asset Management (NAM), the investment adviser for the Funds included in this report.

FAF Advisors, which currently manages about \$25 billion of long-term assets and serves as the advisor of the First American Funds, will be combined with NAM, which currently manages about \$75 billion in municipal fixed income assets. Upon completion of the transaction, Nuveen Investments, which currently manages about \$150 billion of assets across several high-quality affiliates, will manage a combined total of about \$175 billion in institutional and retail assets.

This combination will not affect the investment objectives, strategies or policies of this Fund. Over time, Nuveen Investments expects that the combination will provide even more ways to meet the needs of investors who work with financial advisors and consultants by enhancing the multi-boutique model of Nuveen Investments, which also includes highly respected investment teams at NWQ Investment Management, Santa Barbara Asset Management, Symphony Asset Management, Tradewinds Global Investors, Winslow Capital and Nuveen HydePark.

The transaction is expected to close late in 2010, subject to customary conditions.

Chairman's
Letter to Shareholders

Dear Shareholder,

The economic environment in which your Fund operates reflects continuing but uneven economic recovery. The U.S. and other major industrial countries are experiencing steady but comparatively low levels of economic growth, while emerging market countries are seeing a resumption of relatively strong economic expansion. The potential impact of steps being considered by many governments to counteract the extraordinary governmental spending and credit expansion to deal with the recent financial and economic crisis is injecting uncertainty into global financial markets. The implications for future tax rates, government spending, interest rates and the pace of economic recovery in the U.S. and other leading economies are extremely difficult to predict at the present time. The long term health of the global economy depends on restoring some measure of fiscal discipline around the world, but since all of the corrective steps require economic pain, it is not surprising that governments are reluctant to undertake them.

In the near term, governments remain committed to furthering economic recovery and realizing a meaningful reduction in their national unemployment rates. Such an environment should produce continued economic growth and, consequently, attractive investment opportunities. Over the longer term, the larger uncertainty mentioned earlier carries the risk of unexpected potholes in the road to sustained recovery. For this reason, Nuveen's investment management teams are working hard to balance return and risk by building well-diversified portfolios, among other strategies. I encourage you to read the following commentary on the management of your Fund. As always, I also encourage you to contact your financial consultant if you have any questions about your Nuveen Fund investment. Please consult the Nuveen website for the most recent information on your Nuveen Fund at: www.nuveen.com.

On behalf of the other members of your Fund's Board, we look forward to continuing to earn your trust in the months and years ahead.

Sincerely,
Robert P. Bremner
Chairman of the Board
August 17, 2010

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Portfolio Managers Comments

Nuveen Real Estate Income Fund (JRS)

The Nuveen Real Estate Income Fund (JRS) is managed by a team of real estate investment professionals at Security Capital Research & Management Incorporated, a wholly-owned subsidiary of JPMorgan Chase & Co. Anthony R. Manno Jr., Kenneth D. Statz and Kevin Bedell, who each have more than 20 years of experience in managing real estate investments, lead the team and have managed JRS since its inception in 2001. Here they talk about their management strategy and performance of the Fund over the six-month period ended June 30, 2010.

What key strategies were used to manage the Fund during this reporting period?

Certain statements in this report are forward-looking statements. Discussions of specific investments are for illustration only and are not intended as recommendations of individual investments. The forward-looking statements and other views expressed herein are those of the portfolio managers as of the date of this report. Actual future results or occurrences may differ significantly from those anticipated in any forward-looking statements and the views expressed herein are subject to change at any time, due to numerous market and other factors. The Fund disclaims any obligation to update publicly or revise any forward-looking statements or views expressed herein.

The Fund is designed to invest at least 90% of its assets in income producing common stocks, preferred stocks, convertible preferred stocks and debt securities issued by real estate companies. In managing JRS, we seek to maintain significant property type and geographic diversification while taking into account company credit quality, sector and security-type allocations. Investment decisions are based on a multi-layered analysis of the company, the real estate it owns, its management and the relative price of the security, with a focus on securities that we believe will be best positioned to generate sustainable income and potential price appreciation over the long run. In addition to fundamental security research, the proportion of the Fund invested in common equity versus preferred and fixed income investments is a key tactic we use to manage risk at a portfolio level. In general, in times of strong economic growth, we tilt the portfolio towards more ownership of equity. In highly uncertain times, we tend to favor more allocation toward bonds and preferred securities.

As of June 30, 2010, the portfolio allocation was approximately 62% in Real Estate Investment Trust (REIT) common stocks, 26% in REIT preferred stocks, 10% in bonds and 2% in cash equivalents. This allocation is in line with the long-term normal allocation for managing this portfolio and reflects our strategy of trying to balance growth and risk in an economy experiencing a slow but uneven recovery.

How did the Fund perform over this six-month period?

The performance of JRS, as well as that of a comparative benchmark and two indexes, is presented in the accompanying table.

Average Annual Total Return on Common Share Net Asset Value

For periods ended 6/30/10

| | 6-Month | 1-Year | 5-Year |
|---|----------------|---------------|---------------|
| JRS | 9.44% | 61.17% | -7.91% |
| Specialized Real Estate Securities Benchmark ¹ | 7.00% | 50.77% | 2.36% |
| Wilshire U.S. Real Estate Securities Index ² | 5.40% | 56.07% | -0.47% |
| S&P 500 Index ³ | -6.65% | 14.43% | -0.79% |

Six-month returns are cumulative; all other returns are annualized.

For the six-month period ended June 30, 2010, the total return on common share net asset value for the Fund outperformed both the comparative benchmark and the general market indexes.

In a very volatile period for real estate securities, the Fund's performance benefited from its allocation to preferred stocks, which performed well due to their generally defensive position in a company's capital structure. For equity securities, our research indicated multi-family companies would experience improving fundamentals earlier than other property types and we overweighted these securities in the portfolio. The management of many of these companies raised growth estimates early in 2010 as occupancy rates improved earlier than the market expected and rents began to recover. The resulting rise in equity returns for multi-family properties contributed positively to the Fund's absolute and relative performance.

Past performance is not predictive of future results. Current performance may be higher or lower than the data shown. Returns do not reflect the deduction of taxes that shareholders may have to pay on Fund distributions or upon the sale of Fund shares.

For additional information, see the Performance Overview page in this report.

1. The Specialized Real Estate Securities Benchmark is based on the preferred stock and highest 50% yielding (based on market capitalization) common stock securities in the SNL Financial LC real estate database through 6/30/2007. Beginning in July 2007, the benchmark is based on preferred and all common stocks in the database. Returns are computed from this database by a third party provider. Returns do not include the effects of any sales charges or management fees. It is not possible to invest directly in this benchmark.
2. The Wilshire U.S. Real Estate Securities Index is an unmanaged index comprised of common shares of publicly-traded REITs and other real estate operating companies. Index returns do not include the effects of any sales charges or management fees. It is not possible to invest directly in an index.
3. The S&P 500 Index is an unmanaged Index generally considered representative of the U.S. Stock Market. Index returns do not include the effects of any sales charges or management fees. It is not possible to invest directly in an index.

Conversely, the Fund's exposure to suburban office, industrial and hotel companies experienced poor relative returns during the first half of 2010 as economic concerns dampened investor interest in these cyclically weak property types.

IMPACT OF THE FUND'S CAPITAL STRUCTURE AND LEVERAGE STRATEGY ON PERFORMANCE

One important factor impacting the Fund's return relative to the comparative indexes and benchmark was the Fund's use of financial leverage, primarily through bank borrowings. The Fund uses leverage because its managers believe that, over time, leveraging provides opportunities for additional income and total return for common shareholders. However, use of leverage also can expose common shareholders to additional risk especially when market conditions are unfavorable. For example, as the prices of securities held by a Fund decline, the negative impact of these valuation changes on common share net asset value and common shareholder total return is magnified by the use of leverage. Conversely, leverage may enhance common share returns during periods when the prices of portfolio holdings generally are rising.

Overall, leverage made a positive return contribution to the Fund for this six-month period.

RECENT EVENTS CONCERNING THE FUND'S REDEMPTION OF AUCTION RATE PREFERRED SHARES

Shortly after its inception, the Fund issued auction rate preferred shares (ARPS) to create financial leverage. As noted in past shareholder reports, the weekly auctions for those

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ARPS shares began in February 2008 to consistently fail, causing the Fund to pay the so-called maximum rate to ARPS shareholders under the terms of the ARPS in the Fund's charter documents. With the goal of lowering the relative cost of leverage over time for common shareholders and providing liquidity at par for preferred shareholders, the Fund sought to refinance all of its outstanding ARPS beginning shortly thereafter. The Fund completed this refinancing process during 2009 and since then has relied upon bank borrowings to create financial leverage.

In April and May 2010, 30 Nuveen leveraged closed-end funds, including this Fund, received a demand letter from a law firm on behalf of a purported holder of common shares of each fund, alleging that Nuveen and the funds' officers and Board of Directors/Trustees breached their fiduciary duties related to the redemption at par of the funds' ARPS. In response, the Board established an ad hoc Demand Committee consisting of disinterested and independent Board members to investigate the claims. The Demand Committee retained independent counsel to assist it in conducting an extensive investigation.

Upon completion of its review, the Demand Committee found that it was not in the best interests of the Fund or its shareholders to take the actions suggested in the demand letters and recommended that the full Board reject the demands made in the demand letter. After reviewing the findings and recommendations of the Demand Committee, the Board of Trustees for the Fund unanimously adopted the Demand Committee's recommendation to reject the demands contained in the letters. At the time this report was produced, lawsuits pursuing claims made in the demand letter had been filed on behalf of shareholders of several funds, including this Fund, against Nuveen Asset Management, the Nuveen holding company, the majority owner of the holding company, the lone interested trustee, and current and former officers of the various funds. Nuveen Investments and the other named defendants believe these lawsuits to be without merit, and all named parties intend to defend themselves vigorously. The Fund believes that these lawsuits will not have a material effect on the Fund or on Nuveen Asset Management's ability to serve as investment adviser to the Fund.

6 Nuveen Investments

Common Share Distribution and Share Price Information

The following information regarding your Fund's distributions is current as of June 30, 2010, and likely will vary over time based on the Fund's investment activities and portfolio investment value changes.

During the six-month reporting period, the Fund did not make any changes to its quarterly distribution to common shareholders. Some of the important factors affecting the amount and composition of these distributions are summarized below.

The Fund employs financial leverage through the use of bank borrowings. Financial leverage provides the potential for higher earnings (net investment income), total returns and distributions over time, but as noted earlier also increases the variability of common shareholders' net asset value per share in response to changing market conditions. During the current reporting period, the Fund's financial leverage contributed positively to common share income and common share net asset value price return.

The Fund has a managed distribution program. The goal of this program is to provide common shareholders with relatively consistent and predictable cash flow by systematically converting the Fund's expected long-term return potential into regular distributions. As a result, regular common share distributions throughout the year are likely to include a portion of expected long-term gains (both realized and unrealized), along with net investment income.

Important points to understand about the managed distribution program are:

The Fund seeks to establish a relatively stable common share distribution rate that roughly corresponds to the projected total return from its investment strategy over an extended period of time. However, you should not draw any conclusions about the Fund's past or future investment performance from its current distribution rate.

Actual common share returns will differ from projected long-term returns (and therefore the Fund's distribution rate), at least over shorter time periods. Over a specific timeframe, the difference between actual returns and total distributions will be reflected in an increasing (returns exceed distributions) or a decreasing (distributions exceed returns) Fund net asset value. Over both the last five years and the life of the Fund, the Fund's distribution rate has substantially exceeded its actual total returns.

Each distribution is expected to be paid from some or all of the following sources:

- net investment income (regular interest and dividends),
- realized capital gains, and
- unrealized gains, or, in certain cases, a return of principal (non-taxable distributions).

A non-taxable distribution is a payment of a portion of the Fund's capital. When the Fund's returns exceed distributions, it may represent portfolio gains generated, but not realized as a taxable capital gain. In periods when the Fund's returns fall short of

distributions, the shortfall will represent a portion of your original principal, unless the shortfall is offset during other time periods over the life of your investment (previous or subsequent) when the Fund's total return exceeds distributions.

Because distribution source estimates are updated during the year based on the Fund's performance and forecast for its current fiscal year (which is the calendar year for the Fund), estimates on the nature of your distributions provided at the time the distributions are paid may differ from both the tax information reported to you in your Fund's IRS Form 1099 statement provided at year end, as well as the ultimate economic sources of distributions over the life of your investment.

The following table provides estimated information regarding the Fund's common share distributions and total return performance for the six months ended June 30, 2010. The distribution information is presented on a tax basis rather than a generally accepted accounting principles (GAAP) basis. This information is intended to help you better understand whether the Fund's returns for the specified time period were sufficient to meet the Fund's distributions.

4 The Fund elected to retain a portion of its realized long-term capital gains for the tax years ended December 31, 2007 and December 31, 2006, and pay required federal corporate income taxes on these amounts. As reported on Form 2439, Common shareholders on record date must include their pro-rata share of these gains on their applicable federal tax returns, and are entitled to take offsetting tax credits, for their pro-rata share of the taxes paid by the Fund. The total returns including retained gain tax credit/refund include the economic benefit to Common shareholders on record date of these tax credits/refunds. The Fund had no retained capital gains for the tax years ended December 31, 2009 and December 31, 2008.

| As of 6/30/10 (Common Shares) | JRS |
|--|------------|
| Inception date | 11/15/01 |
| Six months ended June 30, 2010: | |
| Per share distribution: | |
| From net investment income | \$0.15 |
| From realized capital gains | 0.29 |
| Return of capital | 0.00 |
| Total per share distribution | \$0.44 |
| Annualized distribution rate on NAV | 10.44% |
| Average annual total returns: | |
| Excluding retained gain tax credit/refund ⁴ : | |
| Six-Month (Cumulative) on NAV | 9.44% |
| 1-Year on NAV | 61.17% |
| 5-Year on NAV | -7.91% |
| Since inception on NAV | 3.91% |
| Including retained gain tax credit/refund ⁴ : | |
| Six-Month (Cumulative) on NAV | 9.44% |
| 1-Year on NAV | 61.17% |
| 5-Year on NAV | -5.47% |

Since inception on NAV

5.49%

Common Share Repurchases and Share Price Information

Since the inception of the Fund's repurchase program, the Fund has not repurchased any of its outstanding common shares.

As of June 30, 2010, the Fund was trading at a -0.24% discount to its common share net asset value, compared with an average discount of 0.64% for the six-month period.

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JRS
Performance
OVERVIEW

Nuveen Real Estate
Income Fund

as of June 30, 2010

Fund Snapshot

| | |
|--|-----------|
| Common Share Price | \$8.41 |
| Common Share Net Asset Value | \$8.43 |
| Premium/(Discount) to NAV | 0.24% |
| Current Distribution Rate ¹ | 10.46% |
| Net Assets Applicable to Common Shares (\$000) | \$239,816 |

Portfolio Composition

(as a % of total investments)

| | |
|------------------------|-------|
| Specialized | 25.8% |
| Office | 24.7% |
| Retail | 18.9% |
| Residential | 18.0% |
| Industrial | 5.6% |
| Diversified | 4.7% |
| Short-Term Investments | 2.3% |

Top Five Common Stock Issuers

(as a % of total investments)

| | |
|-------------------------------------|------|
| Simon Property Group, Inc. | 5.5% |
| Public Storage, Inc. | 4.8% |
| Health Care Property Investors Inc. | 4.7% |
| Equity Residential | 4.3% |

Boston Properties, Inc. 4.3%

Top Five Preferred Stock Issuers

(as a % of total investments)

Apartment Investment & Management Company 5.2%

Hospitality Properties Trust 4.4%

Highwoods Properties, Inc. 3.9%

PS Business Parks, Inc. 3.1%

Lexington Realty Trust 2.2%

Average Annual Total Return

(Inception 11/15/01)

| | On Share Price | On NAV |
|----------------------|-----------------------|---------------|
| 6-Month (Cumulative) | 9.46% | 9.44% |
| 1-Year | 48.01% | 61.17% |
| 5-Year | 5.17% | 7.91% |
| Since Inception | 3.92% | 3.91% |

Average Annual Total Return²

(Including retained gain tax credit/refund)

| | On Share Price | On NAV |
|----------------------|-----------------------|---------------|
| 6-Month (Cumulative) | 9.46% | 9.44% |
| 1-Year | 48.01% | 61.17% |
| 5-Year | -2.45% | -5.47% |
| Since Inception | 5.45% | 5.49% |

Portfolio Allocation (as a % of total investments)

2009-2010 Distributions Per Common Share

Common Share Price Performance Weekly Closing Price

Current Distribution Rate is based on the Fund's current annualized quarterly distribution divided by the Fund's current market price. REIT distributions received by the Fund are generally comprised of investment income, long-term and short-term capital gains and a REIT return of capital. The Fund's quarterly distributions to its shareholders may be comprised of ordinary income, net realized capital gains and, if at the end of the calendar year the Fund's cumulative net ordinary income and net realized gains are less than the amount of the Fund's distributions, a return of capital for tax purposes.

- 2 As previously explained in the Common Share Distribution and Share Price Information section of this report, the Fund elected to retain a portion of its realized long-term capital gains for the tax years ended December 31, 2007 and December 31, 2006, and pay required federal corporate income taxes on these amounts. These standardized total returns include the economic benefit to Common shareholders of record of this tax credit/refund. The Fund had no retained capital gains for the tax years ended December 31, 2009 and December 31, 2008.

Shareholder Meeting Report

The annual meeting of shareholders was held in the offices of Nuveen Investments on April 6, 2010; at this meeting the shareholders were asked to vote on the election of Board Members.

| | JRS |
|--|---------------|
| | Common Shares |
| Approval of the Board Members was reached as follows: | |
| William C. Hunter | |
| For | 24,115,489 |
| Withhold | 969,288 |
| Total | 25,084,777 |
| Judith M. Stockdale | |
| For | 24,067,376 |
| Withhold | 1,017,401 |
| Total | 25,084,777 |
| Carole E. Stone | |
| For | 24,034,174 |
| Withhold | 1,050,603 |
| Total | 25,084,777 |
| William J. Schneider | |
| For | 24,108,696 |
| Withhold | 976,081 |
| Total | 25,084,777 |

JRS Nuveen Real Estate Income Fund
Portfolio of Investments

June 30, 2010 (Unaudited)

| Shares | Description (1) | Value |
|---------|--|--------------|
| | Real Estate Investment Trust Common Stocks 80.5% (62.6% of Total Investments) | |
| | Diversified 2.1% | |
| 68,331 | Vornado Realty Trust | \$ 4,984,746 |
| | Industrial 4.7% | |
| 362,900 | AMB Property Corp. | 8,604,359 |
| 269,850 | ProLogis | 2,733,581 |
| | Total Industrial | 11,337,940 |
| | Office 15.6% | |
| 186,400 | Boston Properties, Inc. | 13,297,776 |
| 136,650 | Corporate Office Properties | 5,159,904 |
| 216,300 | Douglas Emmett Inc. | 3,075,786 |
| 550,000 | HRPT Properties Trust | 3,415,500 |
| 289,200 | Mack-Cali Realty Corporation | 8,597,916 |
| 70,300 | SL Green Realty Corporation | 3,869,312 |
| | Total Office | 37,416,194 |
| | Residential 16.5% | |
| 322,400 | Apartment Investment & Management Company, Class A | 6,244,888 |
| 106,138 | AvalonBay Communities, Inc. | 9,910,105 |
| 322,300 | Equity Residential | 13,420,572 |
| 103,400 | Essex Property Trust Inc. | 10,085,636 |
| | Total Residential | 39,661,201 |
| | Retail 17.6% | |
| 126,150 | Federal Realty Investment Trust | 8,864,561 |

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| | | |
|---------|-----------------------------|-------------------|
| 219,027 | Macerich Company | 8,174,088 |
| 86,350 | Regency Centers Corporation | 2,970,440 |
| 211,969 | Simon Property Group, Inc. | 17,116,493 |
| 137,900 | Taubman Centers Inc. | 5,189,177 |
| | Total Retail | 42,314,759 |

Specialized 24.0%

| | | |
|---------|-------------------------------------|-------------------|
| 453,200 | Health Care Property Investors Inc. | 14,615,700 |
| 145,150 | Healthcare Realty Trust, Inc. | 3,188,946 |
| 679,125 | Host Hotels & Resorts Inc. | 9,154,605 |
| 167,800 | Public Storage, Inc. | 14,751,298 |
| 251,450 | Senior Housing Properties Trust | 5,056,661 |
| 416,500 | Sunstone Hotel Investors Inc., (2) | 4,135,845 |
| 143,200 | Ventas Inc. | 6,723,241 |
| | Total Specialized | 57,626,296 |

Total Real Estate Investment Trust Common Stocks (cost \$163,707,246) 193,341,136

| Shares | Description (1) | Coupon | Ratings (3) | Value |
|---------|--|---|-------------|------------------|
| | Convertible Preferred Securities | 1.0% (0.7% of Total Investments) | | |
| | Office 1.0% | | | |
| 125,000 | HRPT Properties Trust, Preferred Convertible Bonds | 6.500% | Baa3 | \$ 2,332,500 |
| | Total Convertible Preferred Securities (cost \$2,562,938) | | | 2,332,500 |

| Shares | Description (1) | Coupon | Value |
|---------|--|---|--------------|
| | Real Estate Investment Trust Preferred Stocks | 33.0% (25.6% of Total Investments) | |
| | Diversified 4.1% | | |
| 400,000 | PS Business Parks, Inc., Series O | 7.375% | \$ 9,724,000 |
| | Office 9.9% | | |
| 12,141 | Highwoods Properties, Inc., Series A | 8.625% | 11,939,156 |
| 34,951 | HRPT Properties Trust, Series B | 8.750% | 881,115 |

JRS Nuveen Real Estate Income Fund (continued)
Portfolio of Investments June 30, 2010 (Unaudited)

| Shares | Description (1) | Coupon | | Value | |
|-------------------------------|--|---------------|------------------------------------|--------------------|--------------|
| | Office (continued) | | | | |
| 181,000 | HRPT Properties Trust, Series C | 7.125% | \$ | 4,123,180 | |
| 335,978 | Lexington Realty Trust | 7.550% | | 6,887,549 | |
| | Total Office | | | 23,831,000 | |
| | Residential 6.7% | | | | |
| 511,100 | Apartment Investment & Management Company, Series U | 7.750% | | 11,775,744 | |
| 179,300 | Apartment Investment & Management Company, Series Y | 7.875% | | 4,227,894 | |
| | Total Residential | | | 16,003,638 | |
| | Retail 3.1% | | | | |
| 70,550 | Glimcher Realty Trust, Series G | 8.125% | | 1,520,353 | |
| 152,800 | Saul Centers, Inc. | 8.000% | | 3,832,224 | |
| 97,800 | Weingarten Realty Trust | 6.500% | | 2,132,040 | |
| | Total Retail | | | 7,484,617 | |
| | Specialized 9.2% | | | | |
| 103,300 | Hersha Hospitality Trust, Series A | 8.000% | | 2,282,930 | |
| 611,000 | Hospitality Properties Trust, Series C | 7.000% | | 13,472,550 | |
| 271,452 | Sunstone Hotel Investors Inc., Series A | 8.000% | | 6,392,694 | |
| | Total Specialized | | | 22,148,174 | |
| | Total Real Estate Investment Trust Preferred Stocks (cost \$83,182,055) | | | 79,191,429 | |
| Principal Amount (000) | Description (1) | Coupon | Maturity | Ratings (3) | Value |
| | Convertible Bonds | 11.6% | (8.8% of Total Investments) | | |

Industrial 2.5%

| | | | | | | | |
|----|-------|-----------------------------------|--------|---------|-----|----|-----------|
| \$ | 6,300 | Prologis Trust, Convertible Bonds | 2.250% | 4/01/37 | BBB | \$ | 5,961,375 |
|----|-------|-----------------------------------|--------|---------|-----|----|-----------|

Office 5.4%

| | | | | | | | |
|--|-------|--|--------|---------|-----|--|-----------|
| | 7,750 | Alexandria Real Estate Equities Inc., Convertible Bonds, 144A | 3.700% | 1/15/27 | N/R | | 7,604,687 |
|--|-------|--|--------|---------|-----|--|-----------|

| | | | | | | | |
|--|-------|---|--------|----------|-----|--|-----------|
| | 2,100 | BioMed Realty L.P., Convertible Bond, 144A | 4.500% | 10/01/26 | N/R | | 2,107,875 |
|--|-------|---|--------|----------|-----|--|-----------|

| | | | | | | | |
|--|-------|--|--------|---------|-----|--|-----------|
| | 2,000 | Kilroy Realty Limited Partnership, Convertible Bond, 144A | 3.250% | 4/15/12 | N/R | | 1,958,060 |
|--|-------|--|--------|---------|-----|--|-----------|

| | | | | | | | |
|--|-------|--|--------|---------|-----|--|-----------|
| | 1,200 | SL Green Realty Corporation, Convertible Bond, 144A | 3.000% | 3/30/27 | N/R | | 1,170,000 |
|--|-------|--|--------|---------|-----|--|-----------|

| | | | | | | | |
|--|--------|--------------|--|--|--|--|------------|
| | 13,050 | Total Office | | | | | 12,840,622 |
|--|--------|--------------|--|--|--|--|------------|

Retail 3.7%

| | | | | | | | |
|--|-------|---|--------|---------|-----|--|-----------|
| | 9,000 | Macerich Compnay, Convertible Bond, 144A | 3.250% | 3/15/12 | N/R | | 8,752,500 |
|--|-------|---|--------|---------|-----|--|-----------|

| | | | | | | | |
|----|---------------|--|--|--|--|--|-------------------|
| \$ | 28,350 | Total Convertible Bonds (cost \$25,202,575) | | | | | 27,554,497 |
|----|---------------|--|--|--|--|--|-------------------|

**Principal
Amount
(000)**

| | | | | | |
|--|-------------------------------|---------------|------------------------------------|--|--------------|
| | Description (1) | Coupon | Maturity | | Value |
| | Short-Term Investments | 2.9% | (2.3% of Total Investments) | | |

| | | | | | | | |
|----|-------|--|--------|---------|--|----|-----------|
| \$ | 7,043 | Repurchase Agreement with Fixed Income Clearing Corporation, dated 6/30/10, repurchase price \$7,042,906, collateralized by \$6,920,000 U.S. Treasury Notes, 2.375%, due 9/30/14, value \$7,188,150 | 0.000% | 7/01/10 | | \$ | 7,042,906 |
|----|-------|--|--------|---------|--|----|-----------|

| | | | | | |
|--|--|--|--|--|------------------|
| | Total Short-Term Investments (cost \$7,042,906) | | | | 7,042,906 |
|--|--|--|--|--|------------------|

| | | | | | |
|--|---|---------------|--|--|--------------------|
| | Total Investments (cost \$281,697,720) | 129.0% | | | 309,462,468 |
|--|---|---------------|--|--|--------------------|

| | | | | | |
|--|-------------------|----------------|---------------|--|---------------------|
| | Borrowings | (27.0%) | (4)(5) | | (64,710,000) |
|--|-------------------|----------------|---------------|--|---------------------|

| | | | | | |
|--|--------------------------------------|---------------|--|--|--------------------|
| | Other Assets Less Liabilities | (2.0%) | | | (4,936,109) |
|--|--------------------------------------|---------------|--|--|--------------------|

| | | | | | |
|--|---|-------------|--|--|-----------------------|
| | Net Assets Applicable to Common Shares | 100% | | | \$ 239,816,359 |
|--|---|-------------|--|--|-----------------------|

12 Nuveen Investments

For Fund portfolio compliance purposes, the Fund's industry classifications refer to any one or more of the industry sub-classifications used by one or more widely recognized market indexes or ratings group indexes, and/or as defined by Fund management. This definition may not apply for purposes of this report, which may combine industry sub-classifications into sectors for reporting ease.

- (1) All percentages shown in the Portfolio of Investments are based on net assets applicable to Common shares unless otherwise noted.
 - (2) Non-income producing; issuer has not declared a dividend within the past twelve months.
 - (3) Ratings: Using the highest of Standard & Poor's Group (Standard & Poor's), Moody's Investor Service, Inc. (Moody's) or Fitch, Inc. (Fitch) rating. Ratings below BBB by Standard & Poor's, Baa by Moody's or BBB by Fitch are considered to be below investment grade.
 - (4) Borrowings Payable as a percentage of total investments is 20.9%.
 - (5) The Fund may pledge up to 100% of its eligible investments in the Portfolio of Investments as collateral for Borrowings. As of June 30, 2010, investments with a value of \$127,307,442 have been pledged as collateral for Borrowings.
- N/R Not rated.
- 144A Investment is exempt from registration under Rule 144A of the Securities Act of 1933, as amended. These investments may only be resold in transactions exempt from registration which are normally those transactions with qualified institutional buyers.

See accompanying notes to financial statements.

Statement of
ASSETS & LIABILITIES

June 30, 2010 (Unaudited)

Assets

| | |
|--|--------------------|
| Investments, at value (cost \$281,697,720) | \$ 309,462,468 |
| Receivables: | |
| Dividends | 1,321,394 |
| Interest | 301,070 |
| Investments sold | 1,463,224 |
| Other assets | 230,727 |
| Total assets | 312,778,883 |

Liabilities

| | |
|--------------------------|-------------------|
| Borrowings | 64,710,000 |
| Payables: | |
| Common share dividends | 5,957,426 |
| Investments purchased | 1,934,625 |
| Accrued expenses: | |
| Interest on borrowings | 5,623 |
| Management fees | 205,613 |
| Other | 149,237 |
| Total liabilities | 72,962,524 |

| | |
|--|----------------|
| Net assets applicable to Common shares | \$ 239,816,359 |
|--|----------------|

| | |
|---------------------------|------------|
| Common shares outstanding | 28,455,945 |
|---------------------------|------------|

| | |
|---|---------|
| Net asset value per Common share outstanding (net assets applicable to Common shares, divided by Common shares outstanding) | \$ 8.43 |
|---|---------|

Net assets applicable to Common shares consist of:

| | |
|--|---------------|
| Common shares, \$.01 par value per share | \$ 284,559 |
| Paid-in surplus | 438,722,449 |
| Undistributed (Over-distribution of) net investment income | (8,333,453) |
| Accumulated net realized gain (loss) | (218,621,944) |
| Net unrealized appreciation (depreciation) | 27,764,748 |

| | |
|--|----------------|
| Net assets applicable to Common shares | \$ 239,816,359 |
|--|----------------|

Authorized shares:

| | |
|--------|-----------|
| Common | Unlimited |
|--------|-----------|

Taxable Auctioned Preferred

Unlimited

See accompanying notes to financial statements.

14 Nuveen Investments

Statement of
OPERATIONS

Six Months Ended June 30, 2010 (Unaudited)

Investment Income

| | |
|-------------------------|--------------|
| Dividends | \$ 5,472,434 |
| Interest | 706,708 |
| Total investment income | 6,179,142 |

Expenses

| | |
|--|-----------|
| Management fees | 1,367,172 |
| Shareholders' servicing agent fees and expenses | 1,989 |
| Interest expense on borrowings | 445,092 |
| Custodian's fees and expenses | 29,549 |
| Trustees' fees and expenses | 4,317 |
| Professional fees | 13,499 |
| Shareholders' reports' printing and mailing expenses | 62,112 |
| Stock exchange listing fees | 1,982 |
| Investor relations expense | 29,152 |
| Other expenses | 1,315 |
| Total expenses before custodian fee credit and expense reimbursement | 1,956,179 |
| Custodian fee credit | (90) |
| Expense reimbursement | (154,199) |
| Net expenses | 1,801,890 |
| Net investment income | 4,377,252 |

Realized and Unrealized Gain (Loss)

| | |
|--|---------------|
| Net realized gain (loss) from investments and foreign currency | 13,968,257 |
| Change in net unrealized appreciation (depreciation) of investments and foreign currency | 3,403,487 |
| Net realized and unrealized gain (loss) | 17,371,744 |
| Net increase (decrease) in net assets applicable to Common shares from operations | \$ 21,748,996 |

See accompanying notes to financial statements.

Statement of
CHANGES IN NET ASSETS (Unaudited)

| | Six Months Ended 6/30/10 | Year Ended 12/31/09 |
|---|---|------------------------------------|
| Operations | | |
| Net investment income | \$ 4,377,252 | \$ 12,004,356 |
| Net realized gain (loss) from: | | |
| Investments and foreign currency | 13,968,257 | (152,518,403) |
| Interest rate swaps | | (291,037) |
| Change in net unrealized appreciation (depreciation) of: | | |
| Investments and foreign currency | 3,403,487 | 213,641,005 |
| Interest rate swaps | | 279,791 |
| Distributions to Taxable Auctioned Preferred Shareholders: | | |
| From net investment income | | (61,147) |
| Net increase (decrease) in net assets applicable to Common shares from operations | 21,748,996 | 73,054,565 |
| Distributions to Common Shareholders | | |
| From and in excess of net investment income | (12,514,251) | |
| From net investment income | | (11,527,437) |
| Return of capital | | (14,866,143) |
| Decrease in net assets applicable to Common shares from distributions to Common shareholders | (12,514,251) | (26,393,580) |
| Capital Share Transactions | | |
| Net proceeds from Common shares issued to shareholders due to reinvestment of distributions | 256,711 | 495,542 |
| Net increase (decrease) in net assets applicable to Common shares from capital share transactions | 256,711 | 495,542 |
| Net increase (decrease) in net assets applicable to Common shares | 9,491,456 | 47,156,527 |
| Net assets applicable to Common shares at the beginning of period | 230,324,903 | 183,168,376 |
| Net assets applicable to Common shares at the end of period | \$ 239,816,359 | \$ 230,324,903 |
| Undistributed (Over-distribution of) net investment income at the end of period | \$ (8,333,453) | \$ (196,454) |

See accompanying notes to financial statements.

16 Nuveen Investments

Statement of
CASH FLOWS

Six Months Ended June 30, 2010 (Unaudited)

Cash Flows from Operating Activities:

| | |
|--|-----------------|
| Net Increase (Decrease) in Net Assets Applicable to Common Shares from Operations | \$ 21,748,996 |
| Adjustments to reconcile the net increase (decrease) in net assets applicable to Common shares from operations to net cash provided by (used in) operating activities: | |
| Purchases of investments | (117,683,149) |
| Proceeds from sales and maturities of investments | 119,269,722 |
| Proceeds from (Purchases of) short-term investments, net | (1,787,450) |
| Amortization (Accretion) of premiums and discounts, net | (357,667) |
| (Increase) Decrease in receivable for dividends | 446,260 |
| (Increase) Decrease in receivable for interest | (131,688) |
| (Increase) Decrease in receivable for investments sold | (1,194,088) |
| (Increase) Decrease in other assets | (5,596) |
| Increase (Decrease) in payable for investments sold | 1,934,625 |
| Increase (Decrease) in accrued interest on borrowings | (1,280) |
| Increase (Decrease) in accrued management fees | 10,686 |
| Increase (Decrease) in accrued other liabilities | (32,211) |
| Net realized (gain) loss from investments and foreign currency | (13,968,257) |
| Change in net unrealized (appreciation) depreciation of investments and foreign currency | (3,403,487) |
| Capital gain and return of capital distributions from investments | 1,454,698 |
| Net cash provided by (used in) operating activities | 6,300,114 |
| Cash Flows from Financing Activities: | |
| Cash distributions paid to Common shareholders | (6,300,114) |
| Net cash provided by (used in) financing activities | (6,300,114) |
| Net Increase (Decrease) in Cash | |
| Cash at the beginning of period | |
| Cash at the End of Period | \$ |

Supplemental Disclosure of Cash Flow Information

Cash paid for interest on borrowings was \$446,372.

Non-cash financing activities not included herein consists of reinvestments of Common share distributions of \$256,711.

See accompanying notes to financial statements.

Notes to
FINANCIAL STATEMENTS (Unaudited)

1. General Information and Significant Accounting Policies

Nuveen Real Estate Income Fund (the Fund) is a closed-end management investment company registered under the Investment Company Act of 1940, as amended. The Fund's Common shares are listed on the New York Stock Exchange (NYSE) Amex and trade under the ticker symbol JRS. The Fund was organized as a Massachusetts business trust on August 27, 2001.

The Fund seeks to provide high current income and capital appreciation by investing at least 90% of its total assets in income producing common stocks, preferred stocks, convertible preferred stocks and debt securities issued by real estate companies; at least 80% of its total assets in income producing equity securities issued by Real Estate Investment Trusts (REITs); and will not invest more than 25% of its total assets in non-investment grade preferred stocks, convertible preferred stocks and debt securities.

The following is a summary of significant accounting policies followed by the Fund in the preparation of its financial statements in accordance with U.S. generally accepted accounting principals (U.S. GAAP).

Investment Valuation

Common stocks and other equity-type securities are valued at the last sales price on the securities exchange on which such securities are primarily traded and are generally classified as Level 1. Securities primarily traded on the NASDAQ National Market (NASDAQ) are valued, except as indicated below, at the NASDAQ Official Closing Price and are generally classified as Level 1. However, securities traded on a securities exchange or NASDAQ for which there were no transactions on a given day or securities not listed on a securities exchange or NASDAQ are valued at the mean between the quoted bid and ask prices.

Prices of fixed-income securities and interest rate swap contracts are provided by a pricing service approved by the Fund's Board of Trustees. Fixed-income securities are valued by a pricing service that values portfolio securities at the mean between the quoted bid and ask prices or the yield equivalent when quotations are readily available. These securities generally classified as Level 2. Securities for which quotations are not readily available are valued at fair value as determined by the pricing service using methods that may include consideration of the following: yields or prices of investments of comparable quality, type of issue, coupon, maturity and rating, market quotes or indications of value from security dealers, evaluations of anticipated cash flows or collateral, general market conditions and other information and analysis, including the obligor's credit characteristics considered relevant. The pricing service may employ electronic data processing techniques and/or a matrix system to determine valuations. These securities are generally classified as Level 2. Highly rated zero coupon fixed-income securities, like U.S. Treasury Bills, issued with maturities of one year or less, are valued using the amortized cost method when 60 days or less remain until maturity. With amortized cost, any discount or premium is amortized each day, regardless of the impact of fluctuating rates on the market value of the security. These securities will generally be classified as Level 2.

Temporary investments in securities that have variable rate and demand features qualifying them as short-term investments are valued at amortized cost, which approximates market value. These securities are generally classified as Level 1.

Certain securities may not be able to be priced by the pre-established pricing methods as described above. Such securities may be valued by the Fund's Board of Trustees or its designee at fair value. These securities generally include, but are not limited to, restricted securities (securities which may not be publicly sold without registration under the Securities Act) for which a pricing service is unable to provide a market price; securities whose trading has been formally suspended; fixed-income securities that have gone into default and for which there is no current market quotation; a security whose market price is not available from a pre-established pricing source; a security with respect to which an event has occurred that is likely to materially affect the value of the security after the market has closed but before the calculation of a Fund's net asset value (as may be the case in non-U.S. markets on which the security is primarily traded) or make it difficult or impossible to obtain a reliable market quotation; and a security whose price, as provided by the pricing service, is not deemed to reflect the security's fair value. As a general principle, the fair value of an issue of securities would appear to be the amount that the owner might reasonably expect to receive for them in a current sale. A variety of factors may be considered in determining the fair value of these securities, which may include consideration of the following: yields or prices of investments of comparable quality, type of issue, coupon, maturity and rating, market quotes or indications of value from security dealers, evaluations of anticipated cash flows or collateral, general market conditions and other information and analysis, including the obligor's credit characteristics considered relevant. These

securities are classified as Level 2 or as Level 3 depending on the priority of the significant inputs. Regardless of the method employed to value a particular security, all valuations are subject to review by the Fund's Board of Trustees or its designee.

Refer to Footnote 2 – Fair Value Measurements for further details on the leveling of securities held by the Funds as of the end of the reporting period.

Investment Transactions

Investment transactions are recorded on a trade date basis. Realized gains and losses from investment transactions are determined on the specific identification method. Investments purchased on a when-issued/delayed delivery basis may have extended settlement periods. Any investments so purchased are subject to market fluctuation during this period. The Fund has instructed the custodian to segregate assets with a current value at least equal to the amount of the when-issued/delayed delivery purchase commitments. At June 30, 2010, the Fund had no such outstanding purchase commitments.

Investment Income

Dividend income is recorded on the ex-dividend date or, for foreign securities, when information is available. Interest income, which includes the amortization of premiums and accretion of discounts for financial reporting purposes, is recorded on an accrual basis. Interest income also includes paydown gains and losses, if any.

Income Taxes

The Fund intends to distribute substantially all of its investment company taxable income to shareholders and to otherwise comply with the requirements of Subchapter M of the Internal Revenue Code applicable to regulated investment companies. In any year when the Fund realizes net capital gains, the Fund may choose to distribute all or a portion of its net capital gains to shareholders, or alternatively, to retain all or a portion of its net capital gains and pay federal corporate income taxes on such retained gains.

For all open tax years and all major taxing jurisdictions, management of the Fund has concluded that there are no significant uncertain tax positions that would require recognition in the financial statements. Open tax years are those that are open for examination by taxing authorities (i.e., generally the last four tax year ends and the interim tax period since then). Furthermore, management of the Fund is also not aware of any tax positions for which it is reasonably possible that the total amounts of unrecognized tax benefits will significantly change in the next twelve months.

Dividends and Distributions to Common Shareholders

Distributions to Common shareholders are recorded on the ex-dividend date. The amount and timing of distributions are determined in accordance with federal income tax regulations, which may differ from U.S. GAAP.

The Fund makes quarterly cash distributions to Common shareholders of a stated dollar amount per share. Subject to approval and oversight by the Fund's Board of Trustees, the Fund seeks to maintain a stable distribution level designed to deliver the long-term return potential of the Fund's investment strategy through regular quarterly distributions (a Managed Distribution Program). Total distributions during a calendar year generally will be made from the Fund's net investment income, net realized capital gains and net unrealized capital gains in the Fund's portfolio, if any. The portion of distributions paid from net unrealized gains, if any, would be distributed from the Fund's assets and would be treated by shareholders as a non-taxable distribution for tax purposes. In the event that total distributions during a calendar year exceed the Fund's total return on net asset value, the difference will be treated as a return of capital for tax purposes and will reduce net asset value per share. If the Fund's total return on net asset value exceeds total distributions during a calendar year, the excess will be reflected as an increase in net asset value per share. The final determination of the source and character of all distributions for the fiscal year are made after the end of the fiscal year and are reflected in the financial statements contained in the annual report as of December 31 each year.

REIT distributions received by the Fund are generally comprised of ordinary income, long-term and short-term capital gains, and a return of REIT capital. The actual character of amounts received during the period are not known until after the fiscal year-end. For the fiscal year ended December 31, 2009, the character of distributions to the Fund from the REITs was 79.00% ordinary income, 17.11% long-term and short-term capital gains, and 3.89% return of REIT capital.

For the fiscal year ended December 31, 2009, the Fund applied the actual character of distributions reported by the REITs in which the Fund invests to its receipts from the REITs. If a REIT held in the portfolio of investments did not report the actual character of its distributions during the period, the Fund treated the distributions as ordinary income.

For the six months ended June 30, 2010, the Fund applied the actual percentages for the fiscal year ended December 31, 2009, described above, to its receipts from the REITs and treated as income on the Statement of Operations only the amount of ordinary income so calculated. The Fund adjusts that estimated breakdown of income type (and consequently its net investment income) as necessary early in the following calendar year when the REITs inform their shareholders of the actual breakdown of income type.

Notes to
FINANCIAL STATEMENTS (Unaudited) (continued)

The actual character of distributions made by the Fund during the fiscal year ended December 31, 2009, is reflected in the accompanying financial statements.

The distributions made by the Fund during the six months ended June 30, 2010, are provisionally classified as being From and in excess of net investment income, and those distributions will be classified as being from net investment income, net realized capital gains and/or a return of capital for tax purposes after the fiscal year end, based upon the income type breakdown information conveyed at the time by the REITs whose securities are held in the Fund's portfolio. For purposes of calculating Undistributed (Over-distribution of) net investment income as of June 30, 2010, the distribution amounts provisionally classified as From and in excess of net investment income were treated as being entirely from net investment income. Consequently, the financial statements at June 30, 2010, reflect an over-distribution of net investment income.

Taxable Auctioned Preferred Shares

The Fund is authorized to issue Taxable Auctioned Preferred shares. As of December 31, 2009, the Fund redeemed all \$222,000,000 of its outstanding Taxable Auctioned Preferred shares, at liquidation value.

Foreign Currency Transactions

The Fund is authorized to engage in foreign currency exchange transactions, including foreign currency forward, futures, options and swap contracts. To the extent that the Fund invests in securities and/or contracts that are denominated in a currency other than U.S. dollars, the Fund will be subject to currency risk, which is the risk that an increase in the U.S. dollar relative to the foreign currency will reduce returns or portfolio value. Generally, when the U.S. dollar rises in value against a foreign currency, the Fund's investments denominated in that currency will lose value because its currency is worth fewer U.S. dollars; the opposite effect occurs if the U.S. dollar falls in relative value. Investments and other assets and liabilities denominated in foreign currencies are converted into U.S. dollars on a spot (i.e. cash) basis at the spot rate prevailing in the foreign currency exchange market at the time of valuation. Purchases and sales of investments and income denominated in foreign currencies are translated into U.S. dollars on the respective dates of such transactions.

The books and records of the Fund are maintained in U.S. dollars. Foreign currencies, investments and other assets and liabilities are translated into U.S. dollars at 4:00 p.m. Eastern time. Investments, income and expenses are translated on the respective dates of such transactions. Net realized foreign currency gains and losses resulting from changes in exchange rates include foreign currency gains and losses between trade date and settlement date of the transactions, foreign currency transactions, and the difference between the amounts of interest and dividends recorded on the books of the Fund and the amounts actually received.

The realized and unrealized gains or losses resulting from changes in foreign exchange rates are recognized as a component of Net realized gain (loss) from investments and foreign currency and Change in net unrealized appreciation (depreciation) of investments and foreign currency on the Statement of Operations, when applicable.

Interest Rate Swaps

The Fund is subject to interest rate risk in the normal course of pursuing its investment objectives and is authorized to invest in interest rate swap transactions in an attempt to manage such risk. The Fund's use of interest rate swap contracts is intended to mitigate the negative impact that an increase in short-term interest rates could have on Common share net earnings as a result of leverage. Interest rate swap contracts involve the Fund's agreement with the

counterparty to pay or receive a fixed rate payment in exchange for the counterparty receiving or paying a variable rate payment that is intended to approximate the Fund's variable rate payment obligation on Taxable Auctioned Preferred shares or any variable rate borrowing. The payment obligation is based on the notional amount of the interest rate swap contract. Interest rate swap contracts do not involve the delivery of securities or other underlying assets or principal. Accordingly, the risk of loss with respect to the swap counterparty on such transactions is limited to the net amount of interest payments that the Fund is to receive. Interest rate swap positions are valued daily. The Fund accrues the fixed rate payment expected to be paid or received and the variable rate payment expected to be received or paid on interest rate swap contracts on a daily basis, and recognizes the daily change in the market value of the Fund's contractual rights and obligations under the contracts. The net amount recorded for these transactions for each counterparty is recognized on the Statement of Assets and Liabilities as a component of Unrealized appreciation or depreciation on interest rate swaps with the change during the fiscal period reflected on the Statement of Operations as Change in net unrealized appreciation (depreciation) of interest rate swaps. Once periodic payments are settled in cash, the net amount is recognized as Net realized gain (loss) from interest rate swaps on the Statement of Operations, in addition to net realized gain or loss recorded upon the termination of interest rate swap contracts. For tax purposes, periodic payments are treated as ordinary income or expense. The Fund did not invest in interest rate swap contracts during the six months ended June 30, 2010.

Market and Counterparty Credit Risk

In the normal course of business the Fund may invest in financial instruments and enter into financial transactions where risk of potential loss exists due to changes in the market (market risk) or failure of the other party to the transaction to perform (counterparty credit risk). The potential loss could exceed the value of the financial assets recorded on the financial statements. Financial assets, which potentially expose the Fund to counterparty credit

risk, consist principally of cash due from counterparties on forward, option and swap transactions, when applicable. The extent of the Fund's exposure to counterparty credit risk in respect to these financial assets approximates their carrying value as recorded on the Statement of Assets and Liabilities. Futures contracts, when applicable, expose a Fund to minimal counterparty credit risk as they are exchange traded and the exchange's clearing house, which is counterparty to all exchange traded futures, guarantees the futures contracts against default.

The Fund helps manage counterparty credit risk by entering into agreements only with counterparties Nuveen Asset Management (the Adviser), a wholly-owned subsidiary of Nuveen Investments, Inc. (Nuveen), believes have the financial resources to honor their obligations and by having the Adviser monitor the financial stability of the counterparties. Additionally, counterparties may be required to pledge collateral daily (based on the daily valuation of the financial asset) on behalf of the Fund with a value approximately equal to the amount of any unrealized gain above a pre-determined threshold. Reciprocally, when the Fund has an unrealized loss, the Fund has instructed the custodian to pledge assets of the Fund as collateral with a value approximately equal to the amount of the unrealized loss above a pre-determined threshold. Collateral pledges are monitored and subsequently adjusted if and when the valuations fluctuate, either up or down, by at least the predetermined threshold amount.

Repurchase Agreements

In connection with transactions in repurchase agreements, it is the Fund's policy that its custodian take possession of the underlying collateral securities, the fair value of which exceeds the principal amount of the repurchase transaction, including accrued interest, at all times. If the seller defaults, and the fair value of the collateral declines, realization of the collateral may be delayed or limited.

Custodian Fee Credit

The Fund has an arrangement with the custodian bank whereby certain custodian fees and expenses are reduced by net credits earned on the Fund's cash on deposit with the bank. Such deposit arrangements are an alternative to overnight investments. Credits for cash balances may be offset by charges for any days on which the Fund overdraws its account at the custodian bank.

Indemnifications

Under the Fund's organizational documents, its officers and trustees are indemnified against certain liabilities arising out of the performance of their duties to the Fund. In addition, in the normal course of business, the Fund enters into contracts that provide general indemnifications to other parties. The Fund's maximum exposure under these arrangements is unknown as this would involve future claims that may be made against the Fund that have not yet occurred. However, the Fund has not had prior claims or losses pursuant to these contracts and expects the risk of loss to be remote.

Use of Estimates

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of increases and decreases in net assets applicable to Common shares from operations during the reporting period. Actual results may differ from those estimates.

2. Fair Value Measurements

In determining the value of each Fund's investments, various inputs are used. These inputs are summarized in the three broad levels listed below:

- Level 1 Quoted prices in active markets for identical securities.
- Level 2

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Other significant observable inputs (including quoted prices for similar securities, interest rates, prepayment speeds, credit risk, etc.).

Level 3 Significant unobservable inputs (including management's assumptions in determining the fair value of investments).

The inputs or methodologies used for valuing securities are not an indication of the risk associated with investing in those securities. The following is a summary of each Fund's fair value measurements as of June 30, 2010:

| | Level 1 | Level 2 | Level 3 | Total |
|---|----------------|---------------|---------|----------------|
| Investments: | | | | |
| Real Estate Investment Trust Common Stocks | \$ 193,341,136 | \$ | \$ | \$ 193,341,136 |
| Preferred Securities* | 2,332,500 | | | 2,332,500 |
| Real Estate Investment Trust Preferred Stocks | 67,252,273 | 11,939,156 | | 79,191,429 |
| Convertible Bonds | | 27,554,497 | | 27,554,497 |
| Short-Term Investments | 7,042,906 | | | 7,042,906 |
| Total | \$ 269,968,815 | \$ 39,493,653 | \$ | \$ 309,462,468 |

* Preferred Securities includes Convertible Preferred Securities, \$25 par (or similar) Preferred Securities and Capital Preferred Securities held by the Fund at the end of the reporting period, if any.

Notes to
FINANCIAL STATEMENTS (Unaudited) (continued)

3. Derivative Instruments and Hedging Activities

The Fund records derivative instruments at fair value, with changes in fair value recognized on the Statement of Operations, when applicable. Even though the Fund's investments in derivatives may represent economic hedges, they are not considered to be hedge transactions for financial reporting purposes. The Fund did not invest in derivative instruments during the six months ended June 30, 2010.

4. Fund Shares

Common Shares

Since the inception of the Fund's repurchase program, the Fund has not repurchased any of its outstanding Common shares.

Transactions in Common shares were as follows:

| | Six Months Ended 6/30/10 | Year Ended 12/31/09 |
|---|---|------------------------------------|
| Common shares issued to shareholders due to reinvestment of distributions | 28,931 | 73,988 |

Taxable Auctioned Preferred Shares

Transactions in Taxable Auctioned Preferred shares were as follows:

| | Six Months Ended 6/30/10 | | Year Ended 12/31/09 | |
|--|-------------------------------------|---------------|--------------------------------|---------------|
| | Shares | Amount | Shares | Amount |
| Taxable Auctioned Preferred shares redeemed: | | | | |
| Series M | N/A | N/A | 293 | \$ 7,325,000 |
| Series T | N/A | N/A | 292 | 7,300,000 |
| Series W | N/A | N/A | 293 | 7,325,000 |
| Series TH | N/A | N/A | 309 | 7,725,000 |
| Series F | N/A | N/A | 293 | 7,325,000 |
| Total | N/A | N/A | 1,480 | \$ 37,000,000 |

N/A The Fund redeemed all \$222,000,000 of its outstanding Taxable Auctioned Preferred shares as of December 31, 2009.

5. Investment Transactions

Purchases and sales (including maturities but excluding short-term investments) during the six months ended June 30, 2010, aggregated \$117,683,149 and \$119,269,722, respectively.

6. Income Tax Information

The following information is presented on an income tax basis. Differences between amounts for financial statement and federal income tax purposes are primarily due to timing differences in recognizing certain gains and losses on investment transactions. To the extent that differences arise that are permanent in nature, such amounts are reclassified within the capital accounts on the Statement of Assets and Liabilities presented in the annual report, based on their federal tax basis treatment; temporary differences do not require reclassification. Temporary and permanent differences do not impact the net asset value of the Fund.

At June 30, 2010, the cost and unrealized appreciation (depreciation) of investments, as determined on a federal income tax basis, were as follows:

| | |
|---|----------------|
| Cost of investments | \$ 285,483,782 |
| Gross unrealized: | |
| Appreciation | 36,409,574 |
| Depreciation | (12,430,888) |
| Net unrealized appreciation (depreciation) of investments | \$ 23,978,686 |

The tax components of undistributed net ordinary income and net long-term capital gains at December 31, 2009, the Fund's last tax year end, were as follows:

| | |
|---|----|
| Undistributed net ordinary income * | \$ |
| Undistributed net long-term capital gains | |

* Net ordinary income consists of net taxable income derived from dividends, interest, and net short-term capital gains, if any.

The tax character of distributions paid during the Fund's last tax year ended December 31, 2009, was designated for purposes of the dividends paid deduction as follows:

| | |
|--|---------------|
| Distributions from net ordinary income * | \$ 11,585,799 |
| Distributions from net long-term capital gains | |
| Return of capital | 14,866,143 |

* Net ordinary income consists of net taxable income derived from dividends, interest, and net short-term capital gains, if any.

At December 31, 2009, the Fund's last tax year end, the Fund had unused capital loss carryforwards available for federal income tax purposes to be applied against future capital gains, if any. If not applied, the carryforwards will expire as follows:

| | |
|-------------------|----------------|
| Expiration: | |
| December 31, 2016 | \$ 3,690,838 |
| December 31, 2017 | 225,113,301 |
| Total | \$ 228,804,139 |

7. Management Fees and Other Transactions with Affiliates

The Fund's management fee is separated into two components – a fund-level fee, based only on the amount of assets within the Fund, and a complex-level fee, based on the aggregate amount of all fund assets managed by the Adviser. This pricing structure enables Fund shareholders to benefit from growth in the assets within the Fund as well as from growth in the amount of complex-wide assets managed by the Adviser.

The annual fund-level fee, payable monthly, is calculated according to the following schedule:

| Average Daily Managed Assets* | Fund-Level Fee Rate |
|-------------------------------------|---------------------|
| For the first \$500 million | .7000% |
| For the next \$500 million | .6750 |
| For the next \$500 million | .6500 |
| For the next \$500 million | .6250 |
| For Managed Assets over \$2 billion | .6000 |

The annual complex-level fee, payable monthly, is calculated according to the following schedule:

| Complex-Level Managed Asset Breakpoint Level* | Effective Rate at Breakpoint Level |
|---|------------------------------------|
| \$55 billion | .2000% |
| \$56 billion | .1996 |

| | |
|---------------|-------|
| \$57 billion | .1989 |
| \$60 billion | .1961 |
| \$63 billion | .1931 |
| \$66 billion | .1900 |
| \$71 billion | .1851 |
| \$76 billion | .1806 |
| \$80 billion | .1773 |
| \$91 billion | .1691 |
| \$125 billion | .1599 |
| \$200 billion | .1505 |
| \$250 billion | .1469 |
| \$300 billion | .1445 |

* The complex-level fee is calculated based upon the aggregate daily managed assets of all Nuveen funds, with such daily managed assets defined separately for each fund in its management agreement, but excluding assets attributable to investments in other Nuveen funds. For the complex-level and fund-level fees, daily managed assets include closed-end fund assets managed by the Adviser that are attributable to financial leverage. For these purposes, financial leverage includes the funds' use of preferred stock and borrowings and certain investments in the residual interest certificates (also called inverse floating rate securities) in tender option bond (TOB) trusts, including the portion of assets held by a TOB trust that has been effectively financed by the trust's issuance of floating rate securities, subject to an agreement by the Adviser to limit the amount of such assets for determining managed assets in certain circumstances. As of June 30, 2010, the complex-level fee rate was .1857%.

The management fee compensates the Adviser for overall investment advisory and administrative services and general office facilities. The Adviser has entered into a Sub-Advisory Agreement with Security Capital Research & Management Incorporated (Security Capital), under which Security Capital manages the investment portfolio of the Fund. Security Capital is compensated for its services to the Fund from the management fee paid to the Adviser.

The Fund pays no compensation directly to those of its trustees who are affiliated with the Adviser or to its officers, all of whom receive remuneration for their services to the Fund from the Adviser or its affiliates. The Board of Trustees has adopted a deferred compensation plan for independent trustees that enables trustees to elect to defer receipt of all or a portion of the annual compensation they are entitled to receive from certain Nuveen advised funds. Under the plan, deferred amounts are treated as though equal dollar amounts had been invested in shares of select Nuveen advised funds.

Notes to
FINANCIAL STATEMENTS (Unaudited) (continued)

For the first ten years of the Fund's operations, the Adviser has agreed to reimburse the Fund, as a percentage of average daily managed assets, for fees and expenses in the amounts and for the time periods set forth below:

| Year Ending November 30, | | Year Ending November 30, | |
|-----------------------------|------|-----------------------------|------|
| 2001 * | .30% | 2007 | .25% |
| 2002 | .30 | 2008 | .20 |
| 2003 | .30 | 2009 | .15 |
| 2004 | .30 | 2010 | .10 |
| 2005 | .30 | 2011 | .05 |
| 2006 | .30 | | |

* From the commencement of operations.

The Adviser has not agreed to reimburse the Fund for any portion of its fees and expenses beyond November 30, 2011.

8. Borrowing Arrangements

The Fund has entered into a \$75 million prime brokerage facility with BNP Paribas Prime Brokerage, Inc. as a means of financial leverage. As of June 30, 2010, the Fund's outstanding balance on these borrowings was \$64,710,000. For the six months ended June 30, 2010, the average daily balance outstanding and average interest rate on these borrowings were \$64,710,000 and 1.39%, respectively.

In order to maintain this borrowing facility, the Fund must meet certain collateral, asset coverage and other requirements. Borrowings outstanding are fully secured by securities held in the Fund's portfolio of investments. Interest is charged on these borrowings at 3-Month LIBOR (London Inter-bank Offered Rate) plus .95% on the amount borrowed and .50% on the undrawn balance.

Amounts borrowed are recognized as Borrowings on the Statement of Assets and Liabilities. Interest expense incurred on the borrowed amount and undrawn balance are recognized as Interest expense on borrowings on the Statement of Operations.

9. New Accounting Pronouncements

Fair Value Measurements

On January 21, 2010, Financial Accounting Standards Board issued changes to the authoritative guidance under U.S. GAAP for fair value measurements. The objective of which is to provide guidance on how investment assets and liabilities are to be valued and disclosed. Specifically, the amendment requires reporting entities disclose Level 3 activity for purchases, sales, issuances and settlements in the Level 3 roll-forward on a gross basis rather than as one net number. The effective date of the amendment is for interim and annual periods beginning after December 15, 2010. At this time, management is evaluating the implications of this guidance and the impact it will have to the financial statement amounts and footnote disclosures, if any.

10. Subsequent Events

Other Matters

As discussed in the Portfolio Managers' Comments section of this report, lawsuits pursuing claims made in the demand letter alleging that the Fund's Board of Trustees breached their fiduciary duties related to the redemption at par of the Fund's Taxable Auction Preferred shares had been filed on behalf of shareholders of the Fund, against the Adviser, the Nuveen holding company, the majority owner of the holding company, the lone interested trustee, and current and former officers of the Fund. Nuveen and the other named defendants believe these lawsuits to be without merit, and all named parties intend to defend themselves vigorously. The Fund believes that these lawsuits will not have a material effect on the Fund or on the Adviser's ability to serve as investment adviser to the Fund.

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HIGHLIGHTS (Unaudited)

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Financial

HIGHLIGHTS (Unaudited)

Selected data for a Common share outstanding throughout each period:

| Beginning | Investment Operations | | | | Less Distributions | | | Borrowing | | Ending |
|------------------|------------------------|---------------------------|------------------------|-----------------|-----------------------------|-------------------------|-----------------------------|---------------------------|------------------------|------------------|
| | Distributions from Net | | Distributions from Net | | | | | Costs and Taxable | | |
| Common Share Net | Realized/Auctioned Net | Gain/Unrealized Preferred | Shareholders(c) | Shareholders(c) | Investment Income to Common | Capital Gains to Common | Return of Capital to Common | Auctioned Preferred Share | Underwriting Discounts | Common Share Net |
| Asset Value | Investment Income(a) | Gain (Loss)(b) | Shareholders(c) | Shareholders(c) | Total | Shareholders | Shareholders | Shareholders | Shareholders | Asset Value |
| 12/31: | | | | | | | | | | |
| \$ 8.10 | \$.15 | \$.62 | \$ | \$ | \$.77 | \$ (.44)*** | \$ | \$ | \$ (.44) | \$ 8.43 |
| 6.46 | .42 | 2.15 | ** | | 2.57 | (.41) | | (.52) | (.93) | 8.10 |
| 16.84 | .75 | (9.18) | (.16) | | (8.59) | (.55) | | (1.24) | (1.79) | ** 6.46 |
| 26.44 | .73 | (7.64) | (.05) | (.36) | (7.32) | (.69) | (1.59) | | (2.28) | 16.84 |
| 22.38 | 1.01 | 5.40 | (.14) | (.21) | 6.06 | (1.35) | (.62) | | (1.97) | (.03) 26.44 |
| 22.46 | .84 | .93 | (.03) | (.16) | 1.58 | (.29) | (1.37) | | (1.66) | 22.38 |

Taxable Auctioned Preferred Shares

| Year Ended 12/31: | at End of Period | | | Borrowings at End of Period | |
|-------------------|------------------------------------|-----------------------------|--------------------------|------------------------------------|----------------------------|
| | Aggregate Amount Outstanding (000) | Liquidation Value Per Share | Asset Coverage Per Share | Aggregate Amount Outstanding (000) | Asset Coverage Per \$1,000 |
| 2010(g) | \$ | \$ | \$ | \$ 64,710 | \$ 4,706 |
| 2009 | | | | 64,710 | 4,559 |
| 2008 | 37,000 | 25,000 | 148,762 | 25,000 | 9,807 |
| 2007 | 222,000 | 25,000 | 78,660 | 70,000 | 10,979 |
| 2006 | 222,000 | 25,000 | 108,910 | 70,000 | 14,816 |

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| | | | |
|------|---------|--------|---------|
| 2005 | 172,000 | 25,000 | 116,519 |
|------|---------|--------|---------|

- (a) Per share Net Investment Income is calculated using the average daily shares method.
 (b) Net of federal corporate income taxes on long-term capital gains retained by the Fund per share as follows:

| Year Ended 12/31: | Long-Term Capital Gains Retained |
|-------------------|--|
| 2010(g) | N/A |
| 2009 | N/A |
| 2008 | N/A |
| 2007 | \$ 1.21 |
| 2006 | .56 |
| 2005 | N/A |

- (c) The amounts shown are based on Common Share equivalents.

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| Total Returns | | | Ratios/Supplemental Data | | | | |
|--------------------------|--|--|--|-----------------------|--|-----------------------|-------------------------|
| Based on Market Value(d) | Based on Common Share Net Asset Value(d) | Ending Net Assets to Common Shares (000) | Ratios to Average Net Assets Applicable to Common Shares Before Reimbursement(e) | | Ratios to Average Net Assets Applicable to Common Shares After Reimbursement(e)(f) | | Portfolio Turnover Rate |
| | Value(d) | Value(d) | Expenses | Net Investment Income | Expenses | Net Investment Income | |
| 9.46% | 9.44% | \$ 239,816 | 1.60%* | 3.46%* | 1.48%* | 3.59%* | 38% |
| 87.05 | 46.80 | 230,325 | 1.66 | 6.61 | 1.47 | 6.79 | 74 |
| (62.13) | (55.79) | 183,168 | 2.55 | 5.03 | 2.24 | 5.33 | 20 |
| (38.06) | (29.30) | 476,504 | 2.03 | 2.71 | 1.68 | 3.06 | 44 |
| 54.49 | 27.87 | 745,119 | 1.54 | 3.74 | 1.15 | 4.13 | 25 |
| 4.75 | 7.42 | 629,649 | 1.28 | 3.46 | .90 | 3.85 | 13 |

(d) Total Return Based on Market Value is the combination of changes in the market price per share and the effect of reinvested dividend income and reinvested capital gains distributions, if any, at the average price paid per share at the time of reinvestment. The last dividend declared in the period, which is typically paid on the first business day of the following month, is assumed to be reinvested at the ending market price. The actual reinvestment for the last dividend declared in the period may take place over several days, and in some instances may not be based on the market price, so the actual reinvestment price may be different from the price used in the calculation. Total returns are not annualized.

Total Return Based on Net Asset Value is the combination of changes in net asset value, reinvested dividend income at net asset value and reinvested capital gains distributions at net asset value, if any. The last dividend declared in the period, which is typically paid on the first business day of the following month, is assumed to be reinvested at the ending net asset value. The actual reinvest price for the last dividend declared in the period may often be based on the Fund's market price (and not its net asset value), and therefore may be different from the price used in the calculation. Total returns are not annualized.

The Fund elected to retain a portion of its realized long-term capital gains for the following tax years ended December 31, (which is the fiscal year end for the Fund) and pay required federal corporate income taxes on these amounts. As reported on Form 2439, Common shareholders on record date must include their pro-rata share of these gains on their applicable federal tax returns, and are entitled to take offsetting tax credits, for their pro-rata share of the taxes paid by the Fund. The standardized total returns shown above do not include the economic benefit to Common shareholders on record date of these tax credits/refunds. The Fund's corresponding Total Returns Based on Market Value and Common Share Net Asset Value when these benefits are included are as follows:

Common Total Returns
Based on

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| | Shareholders | Based on | Common |
|-------------------|--------------|----------|-----------|
| | of Record on | Market | Share |
| | | Value | Net Asset |
| Year Ended 12/31: | | | Value |
| 2010(g) | N/A | 9.46% | 9.44% |
| 2009 | N/A | 87.05 | 46.80 |
| 2008 | N/A | (62.13) | (55.79) |
| 2007 | December 31 | (33.51) | (24.40) |
| 2006 | December 29 | 57.50 | 30.56 |
| 2005 | N/A | 4.75 | 7.42 |

(e) Ratios do not reflect the effect of dividend payments to Taxable Auctioned Preferred shareholders, when applicable.

Net Investment Income ratios reflect income earned and expenses incurred on assets attributable to Taxable Auctioned Preferred shares and/or borrowings, where applicable.

Each ratio includes the effect of the interest expense paid on borrowings as follows:

| Ratios of Borrowings Interest Expense to Average Net Assets Applicable to Common Shares(h) | |
|---|-------|
| Year Ended 12/31: | |
| 2010(g) | .36%* |
| 2009 | .41 |
| 2008 | .91 |
| 2007 | .57 |
| 2006 | .21 |
| 2005 | |

(f) After expense reimbursement from Adviser, where applicable. Ratios do not reflect the effect of custodian fee credits earned on the Fund's net cash on deposit with the custodian bank, where applicable.

(g) For the six months ended June 30, 2010.

(h) Borrowings Interest Expense includes amortization of borrowing costs. Borrowing costs were fully amortized and expensed as of December 31, 2008.

* Annualized.

** Rounds to less than \$.01 per share.

*** Represents distributions paid From and in excess of net investment income for the six months ended June 30, 2010.

N/A Not applicable for the six months ended June 30, 2010. The Fund had no retained capital gains for the tax years ended December 31, 2009, December 31, 2008 and December 31, 2005.

See accompanying notes to financial statements.

Annual Investment Management
Agreement Approval Process

The Investment Company Act of 1940, as amended (the *1940 Act*), provides, in substance, that each investment advisory agreement between a fund and its investment adviser (including sub-advisers) will continue in effect from year to year only if its continuance is approved at least annually by the fund's board members, including by a vote of a majority of the board members who are not parties to the advisory agreement or interested persons of any parties (the *Independent Board Members*), cast in person at a meeting called for the purpose of considering such approval. In connection with such approvals, the fund's board members must request and evaluate, and the investment adviser is required to furnish, such information as may be reasonably necessary to evaluate the terms of the advisory agreement. Accordingly, at a meeting held on May 25-26, 2010 (the *May Meeting*), the Board of Trustees (the *Board*, and each Trustee, a *Board Member*) of the Fund, including a majority of the Independent Board Members, considered and approved the continuation of the advisory and sub-advisory agreements for the Fund for an additional one-year period. These agreements include the investment advisory agreement between Nuveen Asset Management (*NAM*) and the Fund and the sub-advisory agreement between NAM and Security Capital Research & Management, Incorporated (the *Sub-Adviser*). In preparation for their considerations at the May Meeting, the Board also held a separate meeting on April 21-22, 2010 (the *April Meeting*). Accordingly, the factors considered and determinations made regarding the renewals by the Independent Board Members include those made at the April Meeting.

In addition, in evaluating the advisory agreement (the *Investment Management Agreement*) and the sub-advisory agreement (the *Sub-advisory Agreement*, and the Investment Management Agreement and Sub-advisory Agreement are each an *Advisory Agreement*), the Independent Board Members reviewed a broad range of information relating to the Fund, NAM and the Sub-Adviser (NAM and the Sub-Adviser are each a *Fund Adviser*), including absolute and comparative performance, fee and expense information for the Fund (as described in more detail below), the profitability of Nuveen for its advisory activities (which includes its wholly owned subsidiaries), and other information regarding the organization, personnel, and services provided by the respective Fund Adviser. The Independent Board Members also met quarterly as well as at other times as the need arose during the year and took into account the information provided at such meetings and the knowledge gained therefrom. Prior to approving the renewal of the Advisory Agreements, the Independent Board Members reviewed the foregoing information with their independent legal counsel and with management, reviewed materials from independent legal counsel describing applicable law and their duties in reviewing advisory contracts, and met with independent legal counsel in private sessions without management present. The Independent Board Members considered the legal advice provided by independent legal counsel and relied upon their knowledge of the Fund Adviser, its services and the Fund resulting from their meetings and other interactions throughout the year and their own business judgment in determining the factors to be considered in evaluating the Advisory Agreements. Each Board Member may have accorded different weight to the various factors in reaching his or her conclusions with respect to the Fund's Advisory Agreements. The Independent Board Members did not identify any single factor as all-important or controlling. The Independent Board Members' considerations were instead based on a comprehensive consideration of all the information presented. The principal factors considered by the Board and its conclusions are described below.

A. Nature, Extent and Quality of Services

In considering renewal of the Advisory Agreements, the Independent Board Members considered the nature, extent and quality of the Fund Adviser's services, including advisory services and administrative services. The Independent Board Members reviewed materials outlining, among other things, the Fund Adviser's organization and business; the types of services that the Fund Adviser or its affiliates provide and are expected to provide to the Fund; the performance record of the Fund (as described in further detail below); and any initiatives Nuveen had taken for the

applicable fund product line, including continued activities to refinance auction rate preferred

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securities, manage leverage during periods of market turbulence and implement an enhanced leverage management process, modify investment mandates in light of market conditions and seek shareholder approval as necessary, maintain the fund share repurchase program and maintain shareholder communications to keep shareholders apprised of Nuveen's efforts in refinancing preferred shares. In addition to the foregoing, the Independent Board Members also noted the additional services that NAM or its affiliates provide to closed-end funds, including, in particular, Nuveen's continued commitment to supporting the secondary market for the common shares of its closed-end funds through a variety of programs designed to raise investor and analyst awareness and understanding of closed-end funds. These efforts include maintaining an investor relations program to provide timely information and education to financial advisers and investors; providing marketing for the closed-end funds; maintaining and enhancing a closed-end fund website; participating in conferences and having direct communications with analysts and financial advisors.

As part of their review, the Independent Board Members also evaluated the background, experience and track record of the Fund Adviser's investment personnel. In this regard, the Independent Board Members considered any changes in the personnel, and the impact on the level of services provided to the Fund, if any. The Independent Board Members also reviewed information regarding portfolio manager compensation arrangements to evaluate the Fund Adviser's ability to attract and retain high quality investment personnel, preserve stability, and reward performance but not provide an incentive for taking undue risks.

In addition to advisory services, the Independent Board Members considered the quality of administrative services provided by NAM and its affiliates including product management, fund administration, oversight of service providers, shareholder services, administration of Board relations, regulatory and portfolio compliance and legal support. Given the importance of compliance, the Independent Board Members also considered NAM's compliance program, including the report of the chief compliance officer regarding the Fund's compliance policies and procedures.

The Independent Board Members also considered NAM's oversight of the performance, business activities and compliance of the Sub-Adviser. In that regard, the Independent Board Members reviewed an evaluation of the Sub-Adviser from NAM. The evaluation also included information relating to the Sub-Adviser's organization, operations, personnel, assets under management, investment philosophy, strategies and techniques in managing the Fund, developments affecting the Sub-Adviser, and an analysis of the Sub-Adviser. As described in further detail below, the Board also considered the performance of the Fund. In addition, the Board recognized that the Sub-advisory Agreement was essentially an agreement for portfolio management services only and the Sub-Adviser was not expected to supply other significant administrative services to the Fund. As part of their oversight, the Independent Board Members also continued their program of seeking to visit each sub-adviser to the Nuveen funds at least once over a multiple year rotation, meeting with key investment and business personnel. The Independent Board Members noted that NAM recommended the renewal of the Sub-advisory Agreement and considered the basis for such recommendations.

Based on their review, the Independent Board Members found that, overall, the nature, extent and quality of services provided (and expected to be provided) to the Fund under the Investment Management Agreement or Sub-advisory Agreement, as applicable, were satisfactory.

B. The Investment Performance of the Fund and Fund Advisers

The Board considered the performance results of the Fund over various time periods. The Board reviewed, among other things, the Fund's historic investment performance as well as information comparing the Fund's performance information with that of other funds (the *Performance Peer Group*) based on data provided by an independent provider of mutual fund data and with recognized and/or customized benchmarks. In this regard, the performance information the Board reviewed included the Fund's total return information compared to the returns of its Performance Peer Group and recognized and/or customized benchmarks for the quarter, one-, three- and five-year periods ending December 31, 2009 and for the same periods ending March 31, 2010. The Independent Board

Members also reviewed historic premium and discount levels. This information supplemented the Fund performance information provided to the Board at each of its quarterly meetings.

In reviewing peer comparison information, the Independent Board Members recognized that the Performance Peer Group of certain funds may not adequately represent the objectives and strategies of the funds, thereby limiting the usefulness of comparing a fund's performance with that of its Performance Peer Group. Based on

Annual Investment Management
Agreement Approval Process (continued)

their review, the Independent Board Members determined that the Fund's investment performance over time had been satisfactory. The Board noted that the Fund generally demonstrated favorable performance in comparison to its peers, performing in the top two quartiles.

C. Fees, Expenses and Profitability

1. Fees and Expenses

The Board evaluated the management fees and expenses of the Fund reviewing, among other things, the Fund's gross management fees, net management fees and net expense ratios in absolute terms as well as compared to the fee and expenses of a comparable universe of funds based on data provided by an independent fund data provider (the *Peer Universe*) and in certain cases, to a more focused subset of funds in the Peer Universe (the *Peer Group*) and any expense limitations.

The Independent Board Members further reviewed the methodology regarding the construction of the applicable Peer Universe and/or Peer Group. In reviewing the comparisons of fee and expense information, the Independent Board Members took into account that in certain instances various factors such as: the asset level of a fund relative to peers; the limited size and particular composition of the Peer Universe or Peer Group; the investment objectives of the peers; expense anomalies; changes in the funds comprising the Peer Universe or Peer Group from year to year; levels of reimbursement; the timing of information used; and the differences in the type and use of leverage may impact the comparative data, thereby limiting the ability to make a meaningful comparison with peers.

In reviewing the fee schedule for the Fund, the Independent Board Members also considered the fund-level and complex-wide breakpoint schedules (described in further detail below) and any fee waivers and reimbursements provided by Nuveen (applicable, in particular, for certain closed-end funds launched since 1999). The Independent Board Members noted that the Fund had net management fees and/or a net expense ratio below the peer average of its Peer Group or Peer Universe.

Based on their review of the fee and expense information provided, the Independent Board Members determined that the Fund's management fees were reasonable in light of the nature, extent and quality of services provided to the Fund.

2. Comparisons with the Fees of Other Clients

The Independent Board Members further reviewed information regarding the nature of services and fee rates offered by NAM to other clients. Such clients include separately managed accounts (both retail and institutional accounts), foreign investment funds offered by Nuveen and funds that are not offered by Nuveen but are sub-advised by one of Nuveen's investment management teams. In evaluating the comparisons of fees, the Independent Board Members noted that the fee rates charged to the Fund and other clients vary, among other things, because of the different services involved and the additional regulatory and compliance requirements associated with registered investment companies, such as the Fund. Accordingly, the Independent Board Members considered the differences in the product types, including, but not limited to, the services provided, the structure and operations, product distribution and costs thereof, portfolio investment policies, investor profiles, account sizes and regulatory requirements. The Independent Board Members noted, in particular, that the range of services provided to the Fund (as discussed above) is much more extensive than that provided to separately managed accounts. Given the inherent differences in the products, particularly the extensive services provided to the Fund, the Independent Board Members believe such facts justify the different levels of fees.

In considering the fees of the Sub-Adviser, the Independent Board Members also considered the pricing schedule or fees that the Sub-Adviser charges for similar investment management services for other fund sponsors or clients (such

as retail and/or institutional managed accounts) as applicable. The Independent Board Members noted that such fees were the result of arm's-length negotiations.

3. Profitability of Fund Advisers

In conjunction with its review of fees, the Independent Board Members also considered the profitability of Nuveen for its advisory activities (which incorporated Nuveen's wholly-owned affiliated sub-advisers) and its financial condition. The Independent Board Members reviewed the revenues and expenses of Nuveen's advisory activities for the last two years, the allocation methodology used in preparing the profitability data

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and an analysis of the key drivers behind the changes in revenues and expenses that impacted profitability in 2009. The Independent Board Members noted this information supplemented the profitability information requested and received during the year to help keep them apprised of developments affecting profitability (such as changes in fee waivers and expense reimbursement commitments). In this regard, the Independent Board Members noted that they had also appointed an Independent Board Member as a point person to review and keep them apprised of changes to the profitability analysis and/or methodologies during the year. The Independent Board Members also considered Nuveen's revenues for advisory activities, expenses, and profit margin compared to that of various unaffiliated management firms with similar amounts of assets under management and relatively comparable asset composition prepared by Nuveen.

In reviewing profitability, the Independent Board Members recognized the subjective nature of determining profitability which may be affected by numerous factors including the allocation of expenses. Further, the Independent Board Members recognized the difficulties in making comparisons as the profitability of other advisers generally is not publicly available and the profitability information that is available for certain advisers or management firms may not be representative of the industry and may be affected by, among other things, the adviser's particular business mix, capital costs, types of funds managed and expense allocations. Notwithstanding the foregoing, the Independent Board Members reviewed Nuveen's methodology and assumptions for allocating expenses across product lines to determine profitability. In reviewing profitability, the Independent Board Members recognized Nuveen's investment in its fund business.

Based on their review, the Independent Board Members concluded that Nuveen's level of profitability for its advisory activities was reasonable in light of the services provided. The Independent Board Members also considered the Sub-Adviser's revenues, expenses and profitability margins (pre- and post-tax). Based on their review, the Independent Board Members were satisfied that the Sub-Adviser's level of profitability was reasonable in light of the services provided.

In evaluating the reasonableness of the compensation, the Independent Board Members also considered other amounts paid to a Fund Adviser by the Fund as well as any indirect benefits (such as soft dollar arrangements, if any) the Fund Adviser and its affiliates receive, or are expected to receive, that are directly attributable to the management of the Fund, if any. See Section E below for additional information on indirect benefits a Fund Adviser may receive as a result of its relationship with the Fund. Based on their review of the overall fee arrangements of the Fund, the Independent Board Members determined that the advisory fees and expenses of the Fund were reasonable.

D. Economies of Scale and Whether Fee Levels Reflect These Economies of Scale

With respect to economies of scale, the Independent Board Members have recognized the potential benefits resulting from the costs of a fund being spread over a larger asset base, although economies of scale are difficult to measure and predict with precision, particularly on a fund-by-fund basis. One method to help ensure the shareholders share in these benefits is to include breakpoints in the advisory fee schedule. Generally, management fees for funds in the Nuveen complex are comprised of a fund-level component and a complex-level component, subject to certain exceptions. Accordingly, the Independent Board Members reviewed and considered the applicable fund-level breakpoints in the advisory fee schedules that reduce advisory fees as asset levels increase. Further, the Independent Board Members noted that although closed-end funds may from time to time make additional share offerings, the growth of their assets will occur primarily through the appreciation of such funds' investment portfolio.

In addition to fund-level advisory fee breakpoints, the Board also considered the Fund's complex-wide fee arrangement. Pursuant to the complex-wide fee arrangement, the fees of the funds in the Nuveen complex are generally reduced as the assets in the fund complex reach certain levels. The complex-wide fee arrangement seeks to provide the benefits of economies of scale to fund shareholders when total fund complex assets increase, even if assets of a particular fund are unchanged or have decreased. The approach reflects the notion that some of Nuveen's costs are

attributable to services provided to all its funds in the complex and therefore all funds benefit if these costs are spread over a larger asset base.

Annual Investment Management
Agreement Approval Process (continued)

Based on their review, the Independent Board Members concluded that the breakpoint schedules and complex-wide fee arrangement were acceptable and reflect economies of scale to be shared with shareholders when assets under management increase.

E. Indirect Benefits

In evaluating fees, the Independent Board Members received and considered information regarding potential fall out or ancillary benefits the respective Fund Adviser or its affiliates may receive as a result of its relationship with the Fund. In this regard, the Independent Board Members considered any revenues received by affiliates of NAM for serving as agent at Nuveen's trading desk and as co-manager in initial public offerings of new closed-end funds.

In addition to the above, the Independent Board Members considered whether each Fund Adviser received any benefits from soft dollar arrangements whereby a portion of the commissions paid by the Fund for brokerage may be used to acquire research that may be useful to the Fund Adviser in managing the assets of the Fund and other clients. With respect to NAM, the Independent Board Members noted that NAM does not currently have any soft dollar arrangements; however, to the extent certain bona fide agency transactions that occur on markets that traditionally trade on a principal basis and riskless principal transactions are considered as generating commissions, NAM intends to comply with the applicable safe harbor provisions. With respect to the Sub-Adviser, the Independent Board Members considered that the Sub-Adviser may benefit from its soft dollar arrangements pursuant to which it receives research from brokers that execute the Fund's portfolio transactions. The Independent Board Members further noted that the Sub-Adviser's profitability may be lower if it were required to pay for this research with hard dollars.

Based on their review, the Independent Board Members concluded that any indirect benefits received by a Fund Adviser as a result of its relationship with the Fund were reasonable and within acceptable parameters.

F. Other Considerations

The Independent Board Members did not identify any single factor discussed previously as all-important or controlling. The Board Members, including the Independent Board Members, unanimously concluded that the terms of the Investment Management Agreement and Sub-advisory Agreement are fair and reasonable, that the respective Fund Adviser's fees are reasonable in light of the services provided to the Fund and that the Investment Management Agreement and the Sub-advisory Agreement be renewed.

Reinvest Automatically
Easily and Conveniently

Nuveen makes reinvesting easy. A phone call is all it takes to set up your reinvestment account.

Nuveen Closed-End Funds Automatic Reinvestment Plan

Your Nuveen Closed-End Fund allows you to conveniently reinvest distributions in additional Fund shares.

By choosing to reinvest, you will be able to invest money regularly and automatically, and watch your investment grow through the power of compounding. Just like distributions in cash, there may be times when income or capital gains taxes may be payable on distributions that are reinvested.

It is important to note that an automatic reinvestment plan does not ensure a profit, nor does it protect you against loss in a declining market.

Easy and convenient

To make recordkeeping easy and convenient, each quarter you will receive a statement showing your total distributions, the date of investment, the shares acquired and the price per share, and the total number of shares you own.

How shares are purchased

The shares you acquire by reinvesting will either be purchased on the open market or newly issued by the Fund. If the shares are trading at or above net asset value at the time of valuation, the Fund will issue new shares at the greater of the net asset value or 95% of the then-current market price. If the shares are trading at less than net asset value, shares for your account will be purchased on the open market. If the Plan Agent begins purchasing Fund shares on the open market while shares are trading below net asset value, but the Fund's shares subsequently trade at or above their net asset value before the Plan Agent is able to complete its purchases, the Plan Agent may cease open-market purchases and may invest the uninvested portion of the distribution in newly-issued Fund shares at a price equal to the greater of the shares' net asset value or 95% of the shares' market value on the last business day immediately prior to the purchase date. Distributions received to purchase shares in the open market will normally be invested shortly after the distribution payment date. No interest will be paid on distributions awaiting reinvestment. Because the market price of the shares may increase before purchases are completed, the average purchase price per share may exceed the market price at the time of valuation, resulting in the acquisition of fewer shares than if the distribution had been paid in shares issued by the Fund. A pro rata portion of any applicable brokerage commissions on open market purchases will be paid by Plan participants. These commissions usually will be lower than those charged on individual transactions.

Flexible

You may change your distribution option or withdraw from the Plan at any time, should your needs or situation change.

You can reinvest whether your shares are registered in your name, or in the name of a brokerage firm, bank, or other nominee. Ask your financial advisor if his or her firm will participate on your behalf. Participants whose shares are registered in the name of one firm may not be able to transfer the shares to another firm and continue to participate in the Plan.

The Fund reserves the right to amend or terminate the Plan at any time. Although the Fund reserves the right to amend the Plan to include a service charge payable by the participants, there is no direct service charge to participants in the Plan at this time.

Call today to start reinvesting distributions

For more information on the Nuveen Automatic Reinvestment Plan or to enroll in or withdraw from the Plan, speak with your financial advisor or call us at (800) 257-8787.

Glossary of Terms
Used in this Report

- n **Average Annual Total Return:** This is a commonly used method to express an investment's performance over a particular, usually multi-year time period. It expresses the return that would have been necessary each year to equal the investment's actual cumulative performance (including change in NAV or market price and reinvested dividends and capital gains distributions, if any) over the time period being considered.
- n **Current Distribution Rate:** Current distribution rate is based on the Fund's current annualized quarterly distribution divided by the Fund's current market price. The Fund's quarterly distributions to its shareholders may be comprised of ordinary income, net realized capital gains and, if at the end of the calendar year the Fund's cumulative net ordinary income and net realized gains are less than the amount of the Fund's distributions, a tax return of capital.
- n **Net Asset Value (NAV):** A Fund's NAV per common share is calculated by subtracting the liabilities of the Fund (including any debt or preferred shares issued in order to leverage the Fund) from its total assets and then dividing the remainder by the number of common shares outstanding. Fund NAVs are calculated at the end of each business day.

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Other Useful Information

Board of Trustees

John P. Amboian
Robert P. Bremner
Jack B. Evans
William C. Hunter
David J. Kundert
William J. Schneider
Judith M. Stockdale
Carole E. Stone
Terence J. Toth

Fund Manager

Nuveen Asset Management
333 West Wacker Drive
Chicago, IL 60606

Custodian

State Street Bank & Trust Company
Boston, MA

**Transfer Agent and
Shareholder Services**

State Street Bank & Trust Company
Nuveen Funds
P.O. Box 43071
Providence, RI 02940-3071
(800) 257-8787

Legal Counsel

Chapman and Cutler LLP
Chicago, IL

**Independent Registered
Public Accounting Firm**

Ernst & Young LLP
Chicago, IL

Quarterly Portfolio of Investments and Proxy Voting Information

You may obtain (i) the Fund's quarterly portfolio of investments, (ii) information regarding how the Fund voted proxies relating to portfolio securities held during the most recent twelve-month period ended June 30, and (iii) a description of the policies and procedures that the Fund used to determine how to vote proxies relating to portfolio securities without charge, upon request, by calling Nuveen Investments toll-free at (800) 257-8787 or on Nuveen's website at www.nuveen.com.

You may also obtain this and other Fund information directly from the Securities and Exchange Commission (SEC). The SEC may charge a copying fee for this information. Visit the SEC on-line at <http://www.sec.gov> or in person at the SEC's Public Reference Room in Washington, D.C. Call the SEC at (202) 942-8090 for room hours and operation. You may also request Fund information by sending an e-mail request to publicinfo@sec.gov or by writing to the SEC's Public Reference Section at 100 F Street NE, Washington, D.C. 20549.

CEO Certification Disclosure

The Fund has filed with the SEC the certification of its Chief Executive Officer and Chief Financial Officer required by Section 302 of the Sarbanes-Oxley Act.

Common Share Information

The Fund intends to repurchase shares of its own common stock in the future at such times and in such amounts as is deemed advisable. During the period covered by this report, the Fund repurchased shares of its common stock as shown in the accompanying table.

Common Shares Repurchased

Any future repurchases will be reported to shareholders in the next annual or semi-annual report.

Nuveen Investments:
Serving Investors for Generations

Since 1898, financial advisors and their clients have relied on Nuveen Investments to provide dependable investment solutions through continued adherence to proven, longterm investing principles. Today, we offer a range of high quality equity and fixed-income solutions designed to be integral components of a well-diversified core portfolio.

Focused on meeting investor needs.

Nuveen Investments is a global investment management firm that seeks to help secure the long-term goals of institutions and high net worth investors as well as the consultants and financial advisors who serve them. We market our growing range of specialized investment solutions under the high-quality brands of HydePark, NWQ, Nuveen, Santa Barbara, Symphony, Tradewinds and Winslow Capital. In total, Nuveen Investments managed approximately \$150 billion of assets on June 30, 2010.

Find out how we can help you.

To learn more about the products and services of Nuveen Investments may be able to help you meet your financial goals, talk to your financial advisor, or call us at **(800) 257-8787**. Please read the information provided carefully before you invest. Investors should consider the investment objective and policies, risk considerations, charges and expenses of any investment carefully. Where applicable, be sure to obtain a prospectus, which contains this and other relevant information. To obtain a prospectus, please contact your securities representative or **Nuveen Investments, 333 W. Wacker Dr., Chicago, IL 60606**. Please read the prospectus carefully before you invest or send money.

Learn more about Nuveen Funds at: www.nuveen.com/cef

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Chicago, IL 60606
www.nuveen.com
ESA-A-0610D

ITEM 2. CODE OF ETHICS.

Not applicable to this filing.

ITEM 3. AUDIT COMMITTEE FINANCIAL EXPERT.

Not applicable to this filing.

ITEM 4. PRINCIPAL ACCOUNTANT FEES AND SERVICES.

Not applicable to this filing.

ITEM 5. AUDIT COMMITTEE OF LISTED REGISTRANTS.

Not applicable to this filing.

ITEM 6. SCHEDULE OF INVESTMENTS.

(a) See Portfolio of Investments in Item 1.

(b) Not applicable.

ITEM 7. DISCLOSURE OF PROXY VOTING POLICIES AND PROCEDURES FOR CLOSED-END MANAGEMENT INVESTMENT COMPANIES.

Not applicable to this filing.

ITEM 8. PORTFOLIO MANAGERS OF CLOSED-END MANAGEMENT INVESTMENT COMPANIES.

Not applicable to this filing.

ITEM 9. PURCHASES OF EQUITY SECURITIES BY CLOSED-END MANAGEMENT INVESTMENT COMPANY AND AFFILIATED PURCHASERS.

Not applicable.

ITEM 10. SUBMISSION OF MATTERS TO A VOTE OF SECURITY HOLDERS.

There have been no material changes to the procedures by which shareholders may recommend nominees to the Registrant's Board implemented after the registrant last provided disclosure in response to this item.

ITEM 11. CONTROLS AND PROCEDURES.

(a) The registrant's principal executive and principal financial officers, or persons performing similar functions, have concluded that the registrant's disclosure controls and procedures (as defined in Rule 30a-3(c) under the Investment Company Act of 1940, as amended (the "1940 Act") (17 CFR 270.30a-3(c))) are effective, as of a date within 90 days of the filing date of this report that includes the disclosure required by this paragraph, based on their evaluation of the controls and procedures required by Rule 30a-3(b) under the 1940 Act (17 CFR 270.30a-3(b)) and Rules 13a-15(b) or 15d-15(b) under the Securities Exchange Act of 1934, as amended (the "Exchange Act") (17 CFR 240.13a-15(b) or 240.15d-15(b)).

(b) There were no changes in the registrant's internal control over financial reporting (as defined in Rule 30a-3(d) under the 1940 Act (17 CFR 270.30a-3(d))) that occurred during the second fiscal quarter of the period covered by this report that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting.

ITEM 12. EXHIBITS.

File the exhibits listed below as part of this Form.

(a)(1) Any code of ethics, or amendment thereto, that is the subject of the disclosure required by Item 2, to the extent that the registrant intends to satisfy the Item 2 requirements through filing of an exhibit: Not applicable to this filing.

(a)(2) A separate certification for each principal executive officer and principal financial officer of the registrant as required by Rule 30a-2(a) under the 1940 Act (17 CFR 270.30a-2(a)) in the exact form set forth below: Ex-99.CERT attached hereto.

(a)(3) Any written solicitation to purchase securities under Rule 23c-1 under the 1940 Act (17 CFR 270.23c-1) sent or given during the period covered by the report by or on behalf of the registrant to 10 or more persons: Not applicable.

(b) If the report is filed under Section 13(a) or 15(d) of the Exchange Act, provide the certifications required by Rule 30a-2(b) under the 1940 Act (17 CFR 270.30a-2(b)); Rule 13a-14(b) or Rule 15d-14(b) under the Exchange Act (17 CFR 240.13a-14(b) or 240.15d-14(b)), and Section 1350 of Chapter 63 of Title 18 of the United States Code (18 U.S.C. 1350) as an exhibit. A certification furnished pursuant to this paragraph will not be deemed filed for purposes

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of Section 18 of the Exchange Act (15 U.S.C. 78r), or otherwise subject to the liability of that section. Such certification will not be deemed to be incorporated by reference into any filing under the Securities Act of 1933 or the Exchange Act, except to the extent that the registrant specifically incorporates it by reference. Ex-99.906 CERT attached hereto.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934 and the Investment Company Act of 1940, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

(Registrant) Nuveen Real Estate Income Fund

By (Signature and Title) /s/ Kevin J. McCarthy
Kevin J. McCarthy
Vice President and Secretary

Date: September 8, 2010

Pursuant to the requirements of the Securities Exchange Act of 1934 and the Investment Company Act of 1940, this report has been signed below by the following persons on behalf of the registrant and in the capacities and on the dates indicated.

By (Signature and Title) /s/ Gifford R. Zimmerman
Gifford R. Zimmerman
Chief Administrative Officer
(principal executive officer)

Date: September 8, 2010

By (Signature and Title) /s/ Stephen D. Foy
Stephen D. Foy
Vice President and Controller
(principal financial officer)

Date: September 8, 2010