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COHEN & STEERS INC  
Form 13F-HR  
November 14, 2011

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

Form 13F  
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: September 30, 2011  
Check here if Amendment [ ]; Amendment Number:  
This Amendment (Check only one.): [ ] is a restatement.  
[ ] adds new holdings entries.

Institutional Investment Manager Filing this Report:

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

Form 13F File Number: 28-2405

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

This report is not an admission that Cohen & Steers, Inc. or its subsidiaries are the beneficial owners of any securities covered by this report, and Cohen & Steers, Inc. and its subsidiaries expressly disclaim beneficial ownership of all shares reported herein pursuant to Rule 13d-4.

Person Signing this Report on Behalf of Reporting Manager:

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

Signature, Place, and Dating of Signing:

/s/ Lisa Phelan New York, NY November 14, 2011  
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Report Type (Check only one.):

- 13F HOLDINGS REPORT. (Check here if all holdings of this reporting manager are reported in this report.)
- 13F NOTICE. (Check here if no holdings reported are in this report, and all holdings are reported by other reporting manager(s).)
- 13F COMBINATION REPORT. (Check here if a portion of the holdings for this reporting manager are reported in this report and a portion are reported by other reporting manager(s).)

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List of Other Managers Reporting for this Manager:  
 [If there are no entries in this list, omit this section.]

Form 13F File Number	Name
028-01190	FRANK RUSSELL COMPANY

### Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers:	1
Form 13F Information Table Entry Total:	455
Form 13F Information Table Value Total:	24,014,717 (thousands)

List of Other Included Managers:

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

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

### FORM 13F INFORMATION TABLE

issuer_name	class_title	cusip	mkt_val (x\$1000)	s
Abbott Laboratories	COM	002824100	66,935	1
Acadia Realty Trust	COM	004239109	68,938	3
Accenture Plc	COM	G1151C101	169	
Advent Claymore Convertible Sec & Inc	COM	00764C109	644	
Advent Claymore Global Convertible	COM	007639107	545	
AGIC Convertible & Income FD II	COM	001191105	6,420	
AGIC Convertible & Income Fund	COM	001190107	7,658	
AGIC Equity & Convertible Income	COM	00119P102	44	
AGIC Global Equity & Convertible	COM	00119R108	14	
AGIC Intl & Prem Strategy	COM	00119Q100	28	
Alexander's Inc.	COM	014752109	42,495	
Alexandria Real Estate Equities	COM	015271109	77,831	1
Alliance National Muni Inc.	COM	01864U106	1,390	
AllianceBernstein Global High Income	COM	01879R106	4,521	
AllianceBernstein Income Fund	COM	01881E101	12,134	1
Alpine Global Dynamic Divide	COM	02082E106	13	
Alpine Global Premier Properties Fund	COM	02083A103	10,119	1
Alpine Total Dynamic Dividend Fund	COM	021060108	6,855	1
American Assets Trust Inc	COM	024013104	97,590	5
American Electric Power	COM	025537101	41,619	1
American Express Co.	COM	025816109	48,344	1

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American Tower Corp. Cl A	COM	029912201	132,242	2
American Water Works Co. Inc.	COM	030420103	20,962	
Amgen Inc.	COM	031162100	24,826	
Annaly Capital Management In	COM	035710409	7,377	
Apache Corp.	COM	037411105	41,891	
Apartment Investment & Management	COM	03748R101	248,693	11
Apple Inc.	COM	037833100	24,548	
Archer-Daniels-Midland Co.	COM	039483102	28,955	1
Ashford Hospitality Pr.E	PFD	044103505	12,441	
Associated Estates Realty Corp.	COM	045604105	65,791	4
AT&T Inc.	COM	00206R102	81,923	2
Atlas Pipeline Partners LP	COM	049392103	16	
Avago Technologies L	COM	Y0486S104	18,030	
Avalonbay Communities Inc	COM	053484101	709,265	6
Bank Of America Corp.	COM	060505104	20,039	3
Bank Of New York Mellon Corp.	COM	064058100	26,030	1
Bankunited Inc	COM	06652K103	3,626	
Banner Corporation	COM	06652V208	1,692	
Barclays Bank 7.10% (BCS A)	PFD	06739H776	2,838	
Barclays Bank 7.75% (BCS C)	PFD	06739H511	11,241	
Barclays Bank 8.125% (BCS D)	PFD	06739H362	1,387	
Becton Dickinson & Co.	COM	075887109	6,445	
BHP Billiton Ltd - Spon Adr	ADR	088606108	492	
BioMed Realty Trust Inc.	COM	09063H107	62,426	3
Blackrock Core Bond Trust	COM	09249E101	42	
Blackrock Corporate High Yield Fund	COM	09255L106	26	
Blackrock Corporate High Yield Fund 3	COM	09255M104	1,184	
Blackrock Corporate High Yield Fund 5	COM	09255N102	2,328	
Blackrock Corporate High Yield Fund 6	COM	09255P107	1,792	
Blackrock Debt Strategies Fund	COM	09255R103	358	
Blackrock Diversified Incm S	COM	09255W102	12	
Blackrock Dividend Achievers	COM	09250N107	66	
BlackRock EcoSolutions Investment Trust	COM	092546100	16	
Blackrock Enh Cap And Inc	COM	09256A109	79	
BlackRock Enhanced Dividend Achievers Trust	COM	09251A104	59	
BlackRock Enhanced Government Fund Inc	COM	09255K108	15	
Blackrock Floating Rate Income St 2	COM	09255Y108	19	
BlackRock Floating Rate Income Strategies Fund Inc	COM	09255X100	33	
Blackrock Glbl Flt Rt Inc Tr	COM	091941104	47	
Blackrock Global Enrg & Res	COM	09250U101	1,171	
BlackRock Income Opportunity Trust Inc	COM	092475102	32	
BlackRock Income Trust Inc	COM	09247F100	43	
Blackrock International Growth	COM	092524107	120	
Blackrock Limited Duration Income Trust	COM	09249W101	1,467	
Blackrock Mun Income Trust II	COM	09249N101	2,937	
Blackrock Munivest Fund	COM	09253R105	2,094	
Blackrock Muniyield Fund	COM	09253W104	2,039	
Blackrock Muniyield Insured	COM	09254E103	2,275	
Blackrock Pfd & Corp. Income Strategy	COM	09255J101	319	
Blackrock Pfd Incm Strategie	COM	09255H105	38	
Blackrock Preferred And Equi	COM	092508100	54	
Blackrock Preferred Opportunity Trust	COM	09249V103	20	
Blackrock Real Asset Equity	COM	09254B109	3,274	
BlackRock Senior High Income Fund	COM	09255T109	28	
Blackrock Strategy Dividend Achv Trust	COM	09249Y107	47	
Boardwalk Pipeline Partners LP	COM	096627104	31	
Boston Properties Inc.	COM	101121101	910,870	10
Brandywine Realty Trust	COM	105368203	77,943	9
BRE Properties Inc.	COM	05564E106	226,349	5
Bristol-Myers Squibb Co.	COM	110122108	220	
Brookfield Asset Management Inc	COM	112585104	6,519	
Brookfield Properties Corp.	COM	112900105	98,771	7

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Buckeye Partners LP	COM	118230101	13,298	
Calamos Convertible & High Income Fd	COM	12811P108	684	
Calumet Specialty Products Partners	COM	131476103	17	
Camden Property Trust	COM	133131102	52,637	
Campus Crest Communities	COM	13466Y105	40,151	3
Canadian Natl Railway	COM	136375102	1,351	
Carnival Corp.	COM	143658300	15,398	
Caterpillar Inc.	COM	149123101	2,200	
CBRE Clarion Global Real Estate Fund	COM	12504G100	3,028	
Cedar Shopping Centers Inc.	COM	150602209	924	
CenterPoint Energy Inc.	COM	15189T107	24,740	1
Central Fund Canada Cl A	COM	153501101	16,322	
Central GoldTrust	COM	153546106	3,166	
Chesapeake Midstream Partner	COM	16524K108	23	
Chevron Corp.	COM	166764100	113,645	1
China Mobile Ltd. Sponsored ADR	ADR	16941M109	27,010	
Chubb Corp	COM	171232101	42,197	
Citigroup Inc.	COM	172967424	25,189	
Clearbridge Energy Mlp	COM	184692101	1,741	
Clough Global Equity Fund	COM	18914C100	2,991	
Clough Global Opportunities Fund	COM	18914E106	7,883	
Cogdell Spencer Inc.	COM	19238U107	18,972	5
Cogdell Spencer Pr.A	PFD	19238U206	12,430	
Colonial Properties Trust	COM	195872106	91,037	5
Comerica Inc.	COM	200340107	31,065	1
Commonwealth REIT Pfd. D	PFD	203233408	51,326	2
Commonwealth REIT Pfd. E	PFD	203233606	49,980	2
Copano Energy LLC	COM	217202100	63	
Corning Inc.	COM	219350105	36,715	2
Corporate Office Properties	COM	22002T108	31,363	1
Costco Wholesale Corp.	COM	22160K105	41,306	
Covidien PLC	COM	G2554F113	54,979	1
Crown Castle International Corp.	COM	228227104	71,096	1
Cushing Mlp Total Return Fun	COM	231631102	1,661	
CVS Caremark Corp.	COM	126650100	66,519	1
DCP Midstream Partners LP	COM	23311P100	30	
DCT Industrial Trust Inc.	COM	233153105	144,903	33
DDR Corp.	COM	23317H102	318,256	29
Delaware Enhanced Global Dividend	COM	246060107	19	
Devon Energy Corp.	COM	25179M103	28,079	
Diamondrock Hospitality Co.	COM	252784301	70,010	10
Digital Realty Trust Inc.	COM	253868103	159,002	2
DNP Select Income Fund	COM	23325P104	2,450	
Douglas Emmett Inc.	COM	25960P109	136,899	8
Dow 30 Enhanced Premium & In	COM	260537105	41	
Dow 30 Prem & Dvd Incm F Inc	COM	260582101	21	
Dow Chemical	COM	260543103	16,551	
Dreyfus High Yield Strategies Fund	COM	26200S101	55	
Duff & Phelps Utility & Corporate Bond	COM	26432K108	36	
Duke Realty Corp.	COM	264411505	52,600	5
Dupont Fabros Technology Inc.	COM	26613Q106	170,967	8
DWS Dreman Value Income Edge	COM	23339M204	31	
DWS High Income Trust	COM	23337C208	12	
DWS Multi-Market Income Trust	COM	23338L108	22	
Eastgroup Properties Inc.	COM	277276101	29,924	
Eaton Corp	COM	278058102	16,891	
Eaton Vance Enh Equityt Inc	COM	278277108	81	
Eaton Vance Floating Rate Income	COM	278279104	7,047	
Eaton Vance Insured Muni Bond	COM	27827X101	357	
Eaton Vance Limited Duration Fund	COM	27828H105	9,799	
Eaton Vance Senior Income Trust	COM	27826S103	3,214	
Eaton Vance Short Duration Dividend	COM	27828V104	24	

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Eaton Vance Sr Fltg Rate Trust	COM	27828Q105	3,077	
Eaton Vance T/A Global Dividend	COM	27828S101	7,211	
Eaton Vance T/M Buy-Write	COM	27828Y108	7,894	
Eaton Vance Tax Adv Global Dividend	COM	27828U106	5,549	
Eaton Vance Tax Man Global Br	COM	27829C105	3,541	
Eaton Vance Tax-Adv Dvd. Inc. Fund	COM	27828G107	14,492	1
Eaton Vance Tax-Managed Dividend	COM	27828N102	3,087	
Eaton Vance Tax-Managed Global	COM	27829F108	3,085	
Edison International	COM	281020107	23,821	
Education Realty Trust Inc.	COM	28140H104	82,730	9
El Paso Corp.	COM	28336L109	38	
El Paso Pipeline Partners LP	COM	283702108	86	
Emerson Electric Co	COM	291011104	25,174	
Enbridge Energy Partners LP	COM	29250R106	7,353	
Enbridge Inc	COM	29250N105	58,845	1
Energy Income & Growth Fund	COM	292697109	5,924	
Energy Select Sector Spdr	COM	81369Y506	4,230	
Energy Transfer Equity Lp	COM	29273V100	78	
Energy Transfer Partners LP	COM	29273R109	51	
Ensco PLC-Spon ADR	ADR	29358Q109	970	
Enterprise Products Partners	COM	293792107	35,241	
Entertainment Properties 9% CV	PFD	29380T600	8,075	
Entertainment Property 5.75% CV	PFD	29380T402	8,032	
Equity Lifestyle Properties	COM	29472R108	283,959	4
Equity Residential	COM	29476L107	1,177,568	22
Essex Property Trust Inc.	COM	297178105	57,091	
EV Energy Partner LP	COM	26926V107	63	
Exelon Corp.	COM	30161N101	44,205	1
Extra Space Storage Inc.	COM	30225T102	64,760	3
Exxon Mobil Corp.	COM	30231G102	96,042	1
Federal Realty Investment Trust	COM	313747206	402,435	4
Federated Enhanc Treas	COM	314162108	15	
Felcor Lodging Trust Inc.	COM	31430F101	5,360	2
First Industrial Realty Trust	COM	32054K103	64,325	8
First Trust Aberdeen Emerging	COM	33731K102	17	
First Trust Aberdeen Global Fund	COM	337319107	2,948	
First Trust Enhanced Equity Inc.	COM	337318109	27	
First Trust/Four Crns Sr F 2	COM	33733U108	295	
Firstenergy Corp.	COM	337932107	22,806	
Flah & Crum/Claymore Preferred S I	COM	338478100	6,224	
Flah & Crum/Claymore Total Return	COM	338479108	3,869	
Ford Motor Co	COM	345370860	783	
Forest City Enterprises Cl A	COM	345550107	95,489	8
Fort Dearborn Income Securities Inc	COM	347200107	22	
Franklin Resources Inc.	COM	354613101	37,175	
Franklin Templeton Ltd Duration Inc	COM	35472T101	1,298	
Freeport-Mcmoran Copper	COM	35671D857	2,948	
Gabelli Dividend & Income Trust	COM	36242H104	10,004	
Gabelli Equity Trust	COM	362397101	13,927	2
Gabelli Gold Nat Res & Income	COM	36244N109	2,844	
General Dynamics Corp.	COM	369550108	28,281	
General Electric Co.	COM	369604103	62,231	4
General Growth Properties	COM	370023103	538,207	44
Global High Income Fund Inc	COM	37933G108	21	
Golar LNG Partners LP	COM	Y2745C102	11,160	
Goldman Sachs Group Inc.	COM	38141G104	35,948	
Google Inc. Cl A	COM	38259P508	14,300	
Grupo Aeroportuario	ADR	400506101	1,152	
Guggenheim Enhanced Equity Inc	COM	40167B100	17	
Guggenheim Strategic Opp Fund	COM	40167F101	4,652	
H & Q Healthcare Investors	COM	404052102	41	
H & Q Life Sciences Invstrs	COM	404053100	35	

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Halliburton Co	COM	406216101	12,358	
Harris Corp.	COM	413875105	3,513	
HCC Insurance Holdings Inc.	COM	404132102	25,092	
Health Care Property Inc.	COM	40414L109	1,007,664	28
Health Care REIT Inc.	COM	42217K106	200,086	4
Healthcare Realty Trust Inc.	COM	421946104	49,409	2
Hersha Hospitality Trust	COM	427825104	84,324	24
Highland Credit Strategies F	COM	43005Q107	38	
Highwoods Properties Inc.	COM	431284108	17,437	
Home Properties Inc.	COM	437306103	287,013	5
Hospitality Properties Trust	COM	44106M102	69,929	3
Host Hotels & Resorts Inc.	COM	44107P104	354,882	32
HSBC Holdings PLC 6.20% (HBC A)	PFD	404280604	696	
Hudson Pacific Properties	COM	444097109	52,285	4
Huntington Bancshares 8.5% CV	PFD	446150401	1,404	
Huntington Ingalls Industries	COM	446413106	342	
Hyatt Hotels Corp CL A	COM	448579102	115,376	3
Inergy LP	COM	456615103	44	
Ing Infrastructure Indl	COM	45685U100	2,522	
Intel Corp.	COM	458140100	3,609	
International Business Machines Corp.	COM	459200101	15,776	
Invesco Van Kampen Municipal Opp.	COM	46132C107	1,170	
ITC Holdings Corp.	COM	465685105	16,568	
John Hancock Bank and Thrift Opp.	COM	409735206	41	
John Hancock Investors Trust	COM	410142103	24	
John Hancock Patriot Premium Div.	COM	41013T105	55	
John Hancock Preferred Income	COM	41013W108	1,229	
John Hancock Preferred Income II	COM	41013X106	2,501	
John Hancock Preferred Income III	COM	41021P103	2,584	
John Hancock T/A Dividend Income	COM	41013V100	1,905	
John Hancock Tax-Advantaged Global	COM	41013P749	18	
Johnson & Johnson	COM	478160104	61,062	
Johnson Controls Inc.	COM	478366107	24,643	
JP Morgan Chase & Co	COM	46625H100	83,059	2
Kayne Anderson Energy Total Return	COM	48660P104	6,317	
Kayne Anderson MidstreamEnergy	COM	48661E108	1,042	
Kayne Anderson MLP Investment	COM	486606106	2,604	
Keycorp 7.75% CV (KEY G)	PFD	493267405	4,241	
Kilroy Realty Corp.	COM	49427F108	229,448	7
Kimco Realty Corp.	COM	49446R109	514,804	34
Kinder Morgan Energy Prtnrs	COM	494550106	22,648	
Kinder Morgan Manage	COM	49455U100	264	
L-3 Communications Holdings	COM	502424104	13,887	
Lexington Corp Pr C CV	PFD	529043309	9,390	
Lexington Realty Trust	COM	529043101	9,110	1
Liberty All-Star Equity Fund	COM	530158104	5,619	1
Liberty Property Trust	COM	531172104	408,985	14
Linn Energy Llc-Units	COM	536020100	77	
LMP Capital And Income Fund	COM	50208A102	32	
Lockheed Martin Corp.	COM	539830109	24,022	
LTC Properties Inc.	COM	502175102	10,779	
Mack-Cali Realty Corp.	COM	554489104	193,444	7
Macquarie Global Infr Tot Rt	COM	55608D101	1,549	
Macquarie/Ft Gl Int/Ut Dv In	COM	55607W100	2,296	
Magellan Midstream Partners	COM	559080106	77	
Managed High Yield Plus Fund Inc	COM	561911108	7	
Marathon Petroleum Corp.	COM	56585A102	22,027	
Market Vectors Gold Miners	COM	57060U100	1,976	
MarkWest Energy Partners LP	COM	570759100	58,044	1
McDonald's Corp.	COM	580135101	85,918	
Mckesson Corp.	COM	58155Q103	262	
Merck & Co Inc	COM	58933Y105	61,779	1

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MFS Charter Income Trust	COM	552727109	44
MFS Government Markets Income	COM	552939100	23
MFS Intermediate Inc Trust	COM	55273C107	65
MFS Multimarket Income Trust	COM	552737108	1,674
Microsoft Corp.	COM	594918104	15,636
Mid-America Apartment Communities	COM	59522J103	1,253
Morgan Stanley Emerging Markets	COM	617477104	1,181
Mosaic Company	COM	61945C103	162
NASDAQ Premium Income & Growth	COM	63110R105	26
National Retail Properties	COM	637417106	114,349
NATL WESTMINSTER 7.76% (NW C)	PFD	638539882	26,133
Natural Resource Partners LP	COM	63900P103	47
Neuberger Berman High Yield	COM	64128C106	28
Neuberger Berman Real Estate	COM	64190A103	23
New America High Income Fund	COM	641876800	7,088
Newmont Mining Corp	COM	651639106	22,889
NextEra Energy Inc	COM	65339F101	105,975
NFJ Dividend Interest & Preferred	COM	65337H109	2,537
Nike Inc.	COM	654106103	16,538
Nordstrom Inc.	COM	655664100	38,551
Norfolk Southern Corp.	COM	655844108	25,310
Northrop Grumman Corp.	COM	666807102	4,606
Northwest Natural Gas Co.	COM	667655104	1,509
NuStar Energy LP	COM	67058H102	68
Nuveen Build Amer Bd Fd	COM	67074C103	646
Nuveen Core Equity Alpha Fund	COM	67090X107	22
Nuveen Diversified Dividend and Income	COM	6706EP105	2,855
Nuveen Equity Prem & Growth	COM	6706EW100	26
Nuveen Equity Premium Advantag	COM	6706ET107	40
Nuveen Equity Premium Income	COM	6706ER101	50
Nuveen Floating rate Income	COM	67072T108	2,156
Nuveen Floating Rate Income Opp.	COM	6706EN100	1,082
Nuveen Global Government Enh.	COM	67073C104	19
Nuveen Global Value Opp Fund	COM	6706EH103	49
Nuveen Inv Quality Muni Fund	COM	67062E103	1,046
Nuveen Mtg Opportunity	COM	670735109	838
Nuveen Mtg Oppty Term F	COM	67074R100	1,152
Nuveen Multi-Currency Short	COM	67090N109	59
Nuveen Multi-Strategy Income&Growth	COM	67073D102	79
Nuveen Multi-Strategy Income&Growth	COM	67073B106	53
Nuveen Performance Plus Muni	COM	67062P108	360
Nuveen Premium Inc Muni Fd 2	COM	67063W102	1,860
Nuveen Quality Preferred Inc	COM	67071S101	56
Nuveen Quality Preferred Income Fund	COM	67072C105	54
Nuveen Real Estate Income Fund	COM	67071B108	1,474
Nuveen Senior Income Fund	COM	67067Y104	24
Nuveen Tax-Adv Tot Ret Strat	COM	67090H102	1,863
Nuveen Tax-Advantaged Dividend	COM	67073G105	19
Occidental Petroleum Corp.	COM	674599105	54,004
Oiltanking Partners LP	COM	678049107	14,126
ONEOK Partners LP	COM	68268N103	135
Oracle Corp.	COM	68389X105	83,998
Orient Express Hotels Ltd. A	COM	667743107	41,934
P G & E Corp.	COM	69331C108	107,402
Paa Natural Gas Storage Lp	COM	693139107	15
Parkway Properties Inc.	COM	70159Q104	845
Patterson Companies	COM	703395103	32,074
Peabody Energy Corp	COM	704549104	10,123
Pebblebrook Hotel Trust	COM	70509V100	24,176
Penn Real Estate Investment Trust	COM	709102107	3,641
Penn Virginia Resource Partners LP	COM	707884102	56
Pepsico Inc.	COM	713448108	22,538

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Petsmart Inc	COM	716768106	17,849	
Pfizer Inc.	COM	717081103	57,058	3
Philip Morris International	COM	718172109	50,393	
PIMCO Corporate Income Fund	COM	72200U100	66	
PIMCO Corporate Opportunity	COM	72201B101	6,012	
PIMCO Global Stocksplus & In	COM	722011103	37	
PIMCO High Income Fund	COM	722014107	7,936	
PIMCO Income Opportunity Fund	COM	72202B100	9,744	
PIMCO Income Strategy Fund	COM	72201H108	13	
PIMCO Income Strategy Fund II	COM	72201J104	846	
Pimco Municipal Income Fund II	COM	72200W106	2,306	
PIMCO Strategic Global Government	COM	72200X104	33	
Pioneer Diversified High Income	COM	723653101	758	
Pioneer Floating Rate Trust	COM	72369J102	1,382	
Pioneer High Income Trust	COM	72369H106	4,971	
Plains All American Pipeline LP	COM	726503105	110	
PNC Financial Services Group	COM	693475105	217	
Post Properties Inc.	COM	737464107	177,085	5
Potash Corp of Saskatchewan - US	COM	73755L107	10,062	
PPL Corp.	COM	69351T106	40,717	1
Procter & Gamble Co.	COM	742718109	69,004	1
ProLogis Inc.	COM	74340W103	565,702	23
Prudential Finl Inc	COM	744320102	66,574	1
PS Business Parks Inc.	COM	69360J107	38,940	
Public Service Enterprise Group	COM	744573106	35,637	1
Public Storage	COM	74460D109	651,373	5
Putnam High Income Securities Fund	COM	746779107	10	
Putnam Managed Municipal Income	COM	746823103	2,003	
Putnam Master Intermediate Income	COM	746909100	36	
Putnam Premier Income Trust	COM	746853100	7,728	1
Qualcomm Inc.	COM	747525103	63,015	1
Questar Corp.	COM	748356102	14,379	
Ramco-Gershenson 7.25% CV Pr.D	PFD	751452608	13,576	
Ramco-Gershenson Properties	COM	751452202	9,971	1
Rayonier Inc.	COM	754907103	45,994	1
Reaves Utility Income Fund	COM	756158101	66	
Regency Centers Corp.	COM	758849103	412,058	11
Regency Energy Partners Lp	COM	75885Y107	83	
RLJ Lodging Trust	COM	74965L101	72,356	5
Rogers Communications Inc	COM	775109200	9,934	
Ross Stores Inc	COM	778296103	38,928	
Royal Bank of Canada	COM	780087102	143	
Royce Value Trust	COM	780910105	4,238	
Sabesp Cia Saneame	ADR	20441A102	2,466	
Saul Centers Inc.	COM	804395101	5,809	
SBA Communications Corp. Cl A	COM	78388J106	1,490	
Schlumberger Ltd.	COM	806857108	15,972	
Sempra Energy	COM	816851109	40,178	
Senior Housing Properties Trust	COM	81721M109	314,669	14
Simon Property Group Inc.	COM	828806109	2,613,306	23
SL Green Realty Corp.	COM	78440X101	414,996	7
Southern Co	COM	842587107	80,192	1
Sovran Self Storage Inc.	COM	84610H108	27,599	
Special Opportunities F	COM	84741T104	14	
Spectra Energy Corp.	COM	847560109	2,583	
Starwood Hotels & Resorts	COM	85590A401	4,197	
Starwood Property Trust Inc	COM	85571B105	3,833	
Strategic Global Income Fund Inc	COM	862719101	13	
Stratus Properties Inc.	COM	863167201	2,715	
Suburban Propane Partners LP	COM	864482104	42	
Suncor Energy Inc	COM	867224107	232	
Sunstone Hotel Pr. D	PFD	867892507	17,454	



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Symantec Corp	COM	871503108	50,832	3
Syngenta AG -ADR	ADR	87160A100	1,229	
Tanger Factory Outlet Center	COM	875465106	7,563	
Targa Resources Partners Lp	COM	87611X105	73	
Target Corp.	COM	87612E106	3,483	
Taubman Centers Inc.	COM	876664103	129,453	2
TC Pipelines LP	COM	87233Q108	42	
Teekay Corp.	COM	Y8564W103	0	
Templeton Global Income Fund	COM	880198106	1,309	
Tesoro Logistics LP	COM	88160T107	10,490	
Teva Pharmaceutical-Sponsored ADR	ADR	881624209	23,571	
Texas Instruments Inc.	COM	882508104	472	
The Macerich Co.	COM	554382101	342,632	8
The Walt Disney Co.	COM	254687106	67,727	2
Tiffany & Co New	COM	886547108	3,528	
Tim Hortons Inc.	COM	88706M103	194	
Time Warner Cable In	COM	88732J207	27,080	
Toronto-Dominion Bank	COM	891160509	12,650	
Tortoise MLP Fund, Inc	COM	89148B101	5,211	
TransCanada Corp	COM	89353D107	63,247	1
TS&W/Claymore T/A Balanced	COM	87280R108	11	
UDR Inc.	COM	902653104	510,571	23
United Parcel Service Cl B	COM	911312106	38,393	
United Technologies Corp.	COM	913017109	11,389	
Unitedhealth Group Inc.	COM	91324P102	77,920	1
Urstadt Biddle Properties Cl A	COM	917286205	17,240	1
US Bancorp	COM	902973304	58,645	2
Van Kampen Bond Fund	COM	46132L107	30	
Van Kampen Dynamic Credit Op	COM	46132R104	73	
Van Kampen Senior Income Trust	COM	46131H107	84	
Ventas Inc.	COM	92276F100	840,628	17
Verizon Communications Inc.	COM	92343V104	14,952	
Visa Inc.-Class A Shares	COM	92826C839	77,337	
Vodafone Group PLC ADR	ADR	92857W209	1,757	
Vornado Realty Trust	COM	929042109	1,175,379	15
Wa/Clay US Infl-Lkd Opportunity&Inc.	COM	95766R104	82	
Wal-Mart Stores Inc.	COM	931142103	3,156	
Weingarten Realty Investors	COM	948741103	250,865	11
Wells Fargo & Co.	COM	949746101	41,335	1
Wells Fargo Advantage Global	COM	94987C103	637	
Wells Fargo Advantage Income Oppty.	COM	94987B105	3,119	
Wells Fargo Advantage Multi-sector	COM	94987D101	54	
Wells Fargo Advantage Utilities & High	COM	94987E109	12	
Wells Fargo Co 7.5% (WFC L)	PFD	949746804	30,031	
Western Asset Emerging Marke	COM	95766A101	67	
Western Asset Emerging Marke	COM	95766E103	36	
Western Asset Global Cp	COM	95790C107	2,691	
Western Asset Global High In	COM	95766B109	4,944	
Western Asset High Income Fund II	COM	95766J102	11,409	1
Western Asset High Income Oppty	COM	95766K109	2,241	
Western Asset Inflation Management	COM	95766U107	17	
Western Asset Managed High Y	COM	95766L107	30	
Western Asset Premier Bond	COM	957664105	918	
Western Asset Worldwide Income	COM	957668106	463	
Western Asset/Claymore InflationLinked	COM	95766Q106	29	
Western Gas Partners LP	COM	958254104	58	
Weyerhaeuser Co	COM	962166104	2,161	
Williams Cos Inc.	COM	969457100	40,588	1
Williams Partners LP	COM	96950F104	96	
Wisconsin Energy Corp.	COM	976657106	71,088	2
WW Grainger Inc	COM	384802104	2,708	
Xcel Energy Inc.	COM	98389B100	15,834	

