

COHEN & STEERS QUALITY INCOME REALTY FUND INC  
Form NSAR-B  
March 01, 2010

PAGE 1  
000 B000000 12/31/2009  
000 C000000 0001157842  
000 D000000 N  
000 E000000 NF  
000 F000000 Y  
000 G000000 N  
000 H000000 N  
000 I000000 6.1  
000 J000000 A  
001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND  
001 B000000 811-10481  
001 C000000 2128323232  
002 A000000 280 PARK AVENUE  
002 B000000 NEW YORK  
002 C000000 NY  
002 D010000 10017  
003 000000 N  
004 000000 N  
005 000000 N  
006 000000 N  
007 A000000 N  
007 B000000 0  
007 C010100 1  
008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
008 B000001 A  
008 C000001 801-27721  
008 D010001 NEW YORK  
008 D020001 NY  
008 D030001 10017  
010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
010 B000001 801-27721  
010 C010001 NEW YORK  
010 C020001 NY  
010 C030001 10017  
010 A000002 STATE STREET CORPORATION  
010 B000002 85-05003  
010 C010002 BOSTON  
010 C020002 MA  
010 C030002 02111  
012 A000001 Bank of New York Mellon  
012 B000001 85-05006  
012 C010001 Jersey City  
012 C020001 NJ  
012 C030001 07310  
013 A000001 PRICEWATERHOUSECOOPERS, LLP  
013 B010001 NEW YORK  
013 B020001 NY  
013 B030001 10019  
014 A000001 COHEN & STEERS SECURITIES, LLC  
014 B000001 8-00  
015 A000001 STATE STREET CORPORATION  
PAGE 2  
015 B000001 C  
015 C010001 BOSTON  
015 C020001 MA  
015 C030001 02111  
015 C040001 8200  
015 E010001 X

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

015 A000002 HSBC AUSTRALIA  
015 B000002 S  
015 C010002 SYDNEY  
015 D010002 AUSTRALIA  
015 E040002 X  
015 A000003 DEUTSCHE BANK  
015 B000003 S  
015 C010003 BRUSSELS  
015 D010003 BELGIUM  
015 E040003 X  
015 A000004 DEUTSCHE BANK AG  
015 B000004 S  
015 C010004 FRANKFURT  
015 D010004 GERMANY  
015 E040004 X  
015 A000005 DEUTSCHE BANK (SPAIN)  
015 B000005 S  
015 C010005 BARCELONA  
015 D010005 SPAIN  
015 E040005 X  
015 A000006 SEB FINLAND  
015 B000006 S  
015 C010006 HELSINKI  
015 D010006 FINLAND  
015 E040006 X  
015 A000007 DEUTSCHE BANK A.G.  
015 B000007 S  
015 C010007 PARIS  
015 D010007 FRANCE  
015 D020007 1017 CA  
015 E040007 X  
015 A000008 STANDARD CHARTERED BANK  
015 B000008 S  
015 C010008 HONG KONG  
015 D010008 HONG KONG  
015 E040008 X  
015 A000009 DEUTSCHE BANK S.p.A  
015 B000009 S  
015 C010009 MILAN  
015 D010009 ITALY  
015 E040009 X  
015 A000010 HSBC JAPAN  
015 B000010 S  
015 C010010 TOKYO  
015 D010010 JAPAN  
015 E040010 X  
015 A000011 DEUTSCHE BANK AG  
015 B000011 S  
015 C010011 AMSTERDAM  
015 D010011 NETHERLANDS  
015 E040011 X  
015 A000012 HSBC BANK AUCKLAND  
015 B000012 S  
015 C010012 AUCKLAND  
015 D010012 NEW ZEALAND  
015 E040012 X  
015 A000013 SKANDINAVISKA ENSKILDA BANKEN AB (SEB)  
015 B000013 S  
015 C010013 STOCKHOLM  
015 D010013 SWEDEN  
015 E040013 X

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

015 A000014 UNICREDIT BANK AUSTRIA AG  
015 B000014 S  
015 C010014 VIENNA  
015 D010014 AUSTRIA  
015 E040014 X  
015 A000015 STATE STREET CORPORATION  
015 B000015 S  
015 C010015 TORONTO  
015 D010015 CANADA  
015 E040015 X  
015 A000016 SKANDINAVINSKA ENSKILDA BANKEN  
015 B000016 S  
015 C010016 COPENHAGEN  
015 D010016 DENMARK  
015 E040016 X  
015 A000017 CLEARSTREAM BANKING  
015 B000017 S  
015 C010017 LUXEMBOURG  
015 D010017 LUXEMBOURG  
015 E040017 X  
015 A000018 CREDIT SUISSE  
015 B000018 S  
015 C010018 ZURICH  
015 D010018 SWITZERLAND  
015 E040018 X  
015 A000019 STATE STREET BANK LONDON  
015 B000019 S  
015 C010019 LONDON  
015 D010019 UNITED KINGDOM  
015 E040019 X  
015 A000020 SEB NORWAY  
015 B000020 S  
015 C010020 OSLO  
015 D010020 NORWAY  
015 E040020 X  
PAGE 4  
015 A000021 CITIBANK SINGAPORE  
015 B000021 S  
015 C010021 SINGAPORE  
015 D010021 SINGAPORE  
015 E040021 X  
018 000000 Y  
019 A000000 Y  
019 B000000 18  
019 C000000 COHENSTEER  
020 A000001 J.P. MORGAN SECURITIES, INC.  
020 B000001 13-3379014  
020 C000001 120  
020 A000002 MERRILL LYNCH PIERCE FENNER & SMITH, INC.  
020 B000002 13-5674085  
020 C000002 72  
020 A000003 PERSHING LLC  
020 B000003 13-2741729  
020 C000003 71  
020 A000004 GOLDMAN SACHS & CO.  
020 B000004 13-5108880  
020 C000004 51  
020 A000005 CREDIT SUISSE SECURITIES (USA) LLC  
020 B000005 13-5659485  
020 C000005 45  
020 A000006 MORGAN STANLEY  
020 B000006 13-2655998

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

020 C000006 39  
 020 A000007 UBS AG  
 020 B000007 13-3873456  
 020 C000007 34  
 020 A000008 STIFEL NICOLAUS & CO. INC.  
 020 B000008 43-0538770  
 020 C000008 31  
 020 A000009 WELLS FARGO & CORP., INC.  
 020 B000009 94-3379992  
 020 C000009 28  
 020 A000010 BARCLAYS BANK  
 020 B000010 06-1031656  
 020 C000010 24  
 021 000000 683  
 022 A000001 FEDERATED GOVERNMENT OBLIGATIONS FUND  
 022 C000001 110268  
 022 D000001 104519  
 022 A000002 FIDELITY INSTITUTIONAL  
 022 C000002 71448  
 022 D000002 86651  
 022 A000003 DREYFUS CAPITAL CASH MANAGEMENT  
 022 C000003 50375  
 022 D000003 54387  
 022 A000004 STATE STR INSTL LIQUID RESVS FUND  
 022 C000004 13190

PAGE 5

022 D000004 7440  
 022 A000005 MORGAN STANLEY  
 022 B000005 13-2655998  
 022 C000005 1877  
 022 D000005 448  
 022 A000006 GOLDMAN SACHS  
 022 B000006 15-5108880  
 022 C000006 94  
 022 D000006 236  
 023 C000000 247251  
 023 D000000 253681  
 024 000000 N  
 026 A000000 N  
 026 B000000 Y  
 026 C000000 Y  
 026 D000000 Y  
 026 E000000 N  
 026 F000000 N  
 026 G010000 N  
 026 G020000 N  
 026 H000000 N  
 027 000000 N  
 028 A010000 0  
 028 A020000 0  
 028 A030000 0  
 028 A040000 0  
 028 B010000 0  
 028 B020000 0  
 028 B030000 0  
 028 B040000 0  
 028 C010000 0  
 028 C020000 0  
 028 C030000 0  
 028 C040000 0  
 028 D010000 0  
 028 D020000 0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

028 D030000 0  
 028 D040000 0  
 028 E010000 0  
 028 E020000 0  
 028 E030000 0  
 028 E040000 0  
 028 F010000 0  
 028 F020000 0  
 028 F030000 0  
 028 F040000 0  
 028 G010000 0  
 028 G020000 0  
 028 G030000 0  
 028 G040000 0  
 028 H000000 0

PAGE 6

030 A000000 0  
 030 B000000 0.00  
 030 C000000 0.00  
 031 A000000 0  
 031 B000000 0  
 032 000000 0  
 033 000000 0  
 035 000000 0  
 036 B000000 0  
 038 000000 0  
 042 A000000 0  
 042 B000000 0  
 042 C000000 0  
 042 D000000 0  
 042 E000000 0  
 042 F000000 0  
 042 G000000 0  
 042 H000000 0  
 043 000000 0  
 044 000000 0  
 045 000000 Y  
 046 000000 N  
 047 000000 Y  
 048 000000 0.850  
 048 A010000 0  
 048 A020000 0.000  
 048 B010000 0  
 048 B020000 0.000  
 048 C010000 0  
 048 C020000 0.000  
 048 D010000 0  
 048 D020000 0.000  
 048 E010000 0  
 048 E020000 0.000  
 048 F010000 0  
 048 F020000 0.000  
 048 G010000 0  
 048 G020000 0.000  
 048 H010000 0  
 048 H020000 0.000  
 048 I010000 0  
 048 I020000 0.000  
 048 J010000 0  
 048 J020000 0.000  
 048 K010000 0  
 048 K020000 0.000

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

049 000000 N  
050 000000 N  
051 000000 N  
052 000000 N  
053 A000000 Y  
PAGE 7  
053 B000000 Y  
053 C000000 N  
054 A000000 Y  
054 B000000 Y  
054 C000000 N  
054 D000000 N  
054 E000000 N  
054 F000000 N  
054 G000000 Y  
054 H000000 Y  
054 I000000 N  
054 J000000 Y  
054 K000000 N  
054 L000000 N  
054 M000000 Y  
054 N000000 N  
054 O000000 N  
055 A000000 Y  
055 B000000 Y  
056 000000 Y  
057 000000 N  
058 A000000 N  
059 000000 Y  
060 A000000 N  
060 B000000 N  
061 000000 0  
062 A000000 N  
062 B000000 0.0  
062 C000000 0.0  
062 D000000 0.0  
062 E000000 0.0  
062 F000000 0.0  
062 G000000 0.0  
062 H000000 0.0  
062 I000000 0.0  
062 J000000 0.0  
062 K000000 0.0  
062 L000000 0.0  
062 M000000 0.0  
062 N000000 0.0  
062 O000000 0.0  
062 P000000 0.0  
062 Q000000 0.0  
062 R000000 0.0  
063 A000000 0  
063 B000000 0.0  
066 A000000 Y  
066 B000000 N  
066 C000000 N  
066 D000000 N  
066 E000000 N  
PAGE 8  
066 F000000 Y  
066 G000000 N  
067 000000 N  
068 A000000 N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

068	B000000	N	
069	0000000	N	
070	A010000	Y	
070	A020000	N	
070	B010000	Y	
070	B020000	Y	
070	C010000	Y	
070	C020000	N	
070	D010000	Y	
070	D020000	Y	
070	E010000	Y	
070	E020000	N	
070	F010000	Y	
070	F020000	N	
070	G010000	Y	
070	G020000	N	
070	H010000	Y	
070	H020000	N	
070	I010000	Y	
070	I020000	N	
070	J010000	Y	
070	J020000	Y	
070	K010000	Y	
070	K020000	Y	
070	L010000	Y	
070	L020000	Y	
070	M010000	Y	
070	M020000	Y	
070	N010000	Y	
070	N020000	N	
070	O010000	Y	
070	O020000	Y	
070	P010000	Y	
070	P020000	N	
070	Q010000	Y	
070	Q020000	N	
070	R010000	N	
070	R020000	N	
071	A000000		311796
071	B000000		288576
071	C000000		372539
071	D000000		77
072	A000000	12	
072	B000000		1027
072	C000000		17716
072	D000000		0
072	E000000		0
	PAGE	9	
072	F000000		2955
072	G000000		169
072	H000000		0
072	I000000		25
072	J000000		101
072	K000000		0
072	L000000		432
072	M000000		53
072	N000000		39
072	O000000		0
072	P000000		1194
072	Q000000		0
072	R000000		69
072	S000000		219

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

072 T000000	0
072 U000000	0
072 V000000	0
072 W000000	1832
072 X000000	7088
072 Y000000	487
072 Z000000	12142
072AA000000	48769
072BB000000	87516
072CC010000	189705
072CC020000	0
072DD010000	10472
072DD020000	0
072EE000000	0
073 A010000	0.2600
073 A020000	0.0000
073 B000000	0.0000
073 C000000	0.1500
074 A000000	5965
074 B000000	0
074 C000000	0
074 D000000	11266
074 E000000	247092
074 F000000	810677
074 G000000	0
074 H000000	0
074 I000000	18001
074 J000000	1658
074 K000000	0
074 L000000	5302
074 M000000	14
074 N000000	1099975
074 O000000	3533
074 P000000	409
074 Q000000	369850
074 R010000	0
074 R020000	0
PAGE 10	
074 R030000	0
074 R040000	9554
074 S000000	0
074 T000000	716629
074 U010000	96365
074 U020000	0
074 V010000	7.44
074 V020000	0.00
074 W000000	0.0000
074 X000000	54585
074 Y000000	816748
075 A000000	0
075 B000000	347590
076 000000	6.07
077 A000000	Y
077 B000000	Y
077 C000000	Y
077 D000000	Y
077 E000000	N
077 F000000	N
077 G000000	N
077 H000000	N
077 I000000	N
077 J000000	N



Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

077 K000000 N  
077 L000000 N  
077 M000000 Y  
077 N000000 N  
077 O000000 N  
077 P000000 N  
077 Q010000 Y  
077 Q020000 N  
077 Q030000 N  
078 000000 N  
080 A000000 ST PAUL FIRE AND MARINE INSURANCE COMPANY  
080 C000000 7000  
081 A000000 Y  
081 B000000 10  
082 A000000 Y  
082 B000000 25  
083 A000000 N  
083 B000000 0  
084 A000000 N  
084 B000000 0  
085 A000000 Y  
085 B000000 N  
086 A010000 57127  
086 A020000 358905  
086 B010000 0  
086 B020000 0  
086 C010000 5  
PAGE 11  
086 C020000 120825  
086 D010000 0  
086 D020000 0  
086 E010000 0  
086 E020000 0  
086 F010000 0  
086 F020000 0  
087 A010000 COMMON STOCK  
087 A020000 19247L106  
087 A030000 RQI  
088 A000000 N  
088 B000000 N  
088 C000000 N  
088 D000000 N  
SIGNATURE LESTER LAY  
TITLE VICE PRESIDENT