

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-A

COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form NSAR-A

August 13, 2003

PAGE 1
000 A000000 06/30/2003
000 C000000 0000891290
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 TOTAL RETURN REALTY FUND, INC.
001 B000000 811-071540
001 C000000 2128323232
002 A000000 757 THIRD 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
007 C010200 2
007 C010300 3
007 C010400 4
007 C010500 5
007 C010600 6
007 C010700 7
007 C010800 8
007 C010900 9
007 C011000 10
007 C011100 11
007 C011200 12
007 C011300 13
007 C011400 14
007 C011500 15
007 C011600 16
007 C011700 17
007 C011800 18
007 C011900 19
007 C012000 20
007 C012100 21
007 C012200 22
007 C012300 23
007 C012400 24
007 C012500 25
007 C012600 26
007 C012700 27
007 C012800 28
007 C012900 29
PAGE 2
007 C013000 30
007 C013100 31
007 C013200 32
007 C013300 33
007 C013400 34
007 C013500 35

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-A

007 C013600 36
007 C013700 37
007 C013800 38
007 C013900 39
007 C014000 40
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 STATE STREET CORPORATION
010 B000001 85-05003
010 C010001 BOSTON
010 C020001 MA
010 C030001 02110
012 A000001 STATE STREET CORPORATION
012 B000001 85-05003
012 C010001 BOSTON
012 C020001 MA
012 C030001 02110
012 C040001 8200
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
015 B000001 C
015 C010001 BOSTON
015 C020001 MA
015 C030001 02110
015 C040001 8200
015 E010001 X
018 000000 Y
019 A000000 Y
019 B000000 9
019 C000000 COHENSTEER
020 A000001 LEGG MASON WOOD WALKER INC.
020 B000001 52-0902557
020 C000001 13
020 A000002 MERRILL LYNCH PIERCE FENNER & SMITH, INC.
020 B000002 13-5674085
020 C000002 13
PAGE 3
020 A000003 LEHMAN BROTHERS INC.
020 B000003 13-2518466
020 C000003 9
020 A000004 FIRST UNION CAPITAL MARKETS
020 B000004 56-1259080
020 C000004 7
020 A000005 JEFFERIES & CO., INC.
020 B000005 95-2622900
020 C000005 7
020 A000006 BANC AMERICA SECURITY LLC MONT.
020 B000006 95-4035346
020 C000006 6
020 A000007 GREEN STREET ADVISORS
020 C000007 6
020 A000008 B TRADE SERVICES
020 C000008 4

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-A

020 A000009 REYNDERS, GRAY & CO., INC.
020 B000009 13-2642212
020 C000009 3
020 A000010 PACIFIC AMERICAN SECURITIES
020 C000010 2
021 000000 81
022 A000001 MERRILL LYNCH PIERCE FENNER & SMITH, INC.
022 B000001 13-5674085
022 C000001 2782
022 D000001 5407
022 A000002 LEGG MASON WOOD WALKER INC.
022 B000002 52-0902557
022 C000002 2591
022 D000002 4368
022 A000003 B TRADE SERVICES
022 C000003 2772
022 D000003 2006
022 A000004 LEHMAN BROTHERS, INC.
022 B000004 13-2518466
022 C000004 2701
022 D000004 1438
022 A000005 FIRST UNION CAPITAL MARKET
022 B000005 56-1259080
022 C000005 2702
022 D000005 789
022 A000006 JEFFERIES & CO., INC.
022 B000006 95-2622900
022 C000006 1790
022 D000006 1358
022 A000007 BANC AMERICA SECURITY LLC MONT.
022 B000007 95-4035346
022 C000007 656
022 D000007 1727
022 A000008 GREEN STREET ADVISORS
022 C000008 1171
PAGE 4
022 D000008 870
022 A000009 REYNDERS, GRAY & CO., INC.
022 B000009 13-2942212
022 C000009 333
022 D000009 1356
022 A000010 STATUS SECURITIES
022 C000010 701
022 D000010 648
023 C000000 24415
023 D000000 23007
024 000000 N
025 D000001 0
025 D000002 0
025 D000003 0
025 D000004 0
025 D000005 0
025 D000006 0
025 D000007 0
025 D000008 0
026 A000000 N
026 B000000 Y
026 C000000 Y
026 D000000 Y
026 E000000 N
026 F000000 N
026 G010000 N

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-A

| | | | |
|-----|---------|-------|-------|
| 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 |
| 028 | D030000 | | 0 |
| 028 | D040000 | | 0 |
| 028 | E010000 | | 0 |
| 028 | E020000 | | 0 |
| 028 | E030000 | | 0 |
| 028 | E040000 | | 0 |
| 028 | F010000 | | 0 |
| 028 | F020000 | | 0 |
| | PAGE | 5 | |
| 028 | F030000 | | 0 |
| 028 | F040000 | | 0 |
| 028 | G010000 | | 0 |
| 028 | G020000 | | 0 |
| 028 | G030000 | | 0 |
| 028 | G040000 | | 0 |
| 028 | H000000 | | 0 |
| 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 | | 0.700 |
| 048 | A010000 | | 0 |
| 048 | A020000 | 0.000 | |
| 048 | B010000 | | 0 |
| 048 | B020000 | 0.000 | |
| 048 | C010000 | | 0 |

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-A

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
 PAGE 6
 048 K010000 0
 048 K020000 0.000
 049 000000 N
 050 000000 N
 051 000000 N
 052 000000 N
 053 A000000 N
 054 A000000 Y
 054 B000000 Y
 054 C000000 N
 054 D000000 N
 054 E000000 N
 054 F000000 N
 054 G000000 N
 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 N
 055 B000000 N
 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

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-A

062 P000000 0.0
 062 Q000000 0.0
 062 R000000 0.0
 063 A000000 0
 063 B000000 0.0

PAGE 7

066 A000000 Y
 066 B000000 N
 066 C000000 N
 066 D000000 N
 066 E000000 N
 066 F000000 N
 066 G000000 Y
 067 000000 N
 068 A000000 N
 068 B000000 N
 069 000000 N
 070 A010000 N
 070 A020000 N
 070 B010000 N
 070 B020000 N
 070 C010000 N
 070 C020000 N
 070 D010000 N
 070 D020000 N
 070 E010000 N
 070 E020000 N
 070 F010000 N
 070 F020000 N
 070 G010000 N
 070 G020000 N
 070 H010000 N
 070 H020000 N
 070 I010000 N
 070 I020000 N
 070 J010000 Y
 070 J020000 Y
 070 K010000 Y
 070 K020000 N
 070 L010000 Y
 070 L020000 N
 070 M010000 N
 070 M020000 N
 070 N010000 N
 070 N020000 N
 070 O010000 Y
 070 O020000 N
 070 P010000 N
 070 P020000 N
 070 Q010000 N
 070 Q020000 N
 070 R010000 N
 070 R020000 N

071 A000000 24415
 071 B000000 23007
 071 C000000 125662
 071 D000000 18

PAGE 8

072 A000000 6
 072 B000000 37
 072 C000000 5167
 072 D000000 0

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-A

| | |
|-------------|--------|
| 072 E000000 | 0 |
| 072 F000000 | 441 |
| 072 G000000 | 13 |
| 072 H000000 | 0 |
| 072 I000000 | 15 |
| 072 J000000 | 13 |
| 072 K000000 | 0 |
| 072 L000000 | 49 |
| 072 M000000 | 22 |
| 072 N000000 | 10 |
| 072 O000000 | 0 |
| 072 P000000 | 0 |
| 072 Q000000 | 0 |
| 072 R000000 | 30 |
| 072 S000000 | 8 |
| 072 T000000 | 0 |
| 072 U000000 | 0 |
| 072 V000000 | 0 |
| 072 W000000 | 17 |
| 072 X000000 | 618 |
| 072 Y000000 | 0 |
| 072 Z000000 | 4586 |
| 072AA000000 | 2619 |
| 072BB000000 | 2300 |
| 072CC010000 | 12626 |
| 072CC020000 | 0 |
| 072DD010000 | 4578 |
| 072DD020000 | 0 |
| 072EE000000 | 0 |
| 073 A010000 | 0.4950 |
| 073 A020000 | 0.0000 |
| 073 B000000 | 0.0000 |
| 073 C000000 | 0.0000 |
| 074 A000000 | 1 |
| 074 B000000 | 0 |
| 074 C000000 | 964 |
| 074 D000000 | 648 |
| 074 E000000 | 30096 |
| 074 F000000 | 104829 |
| 074 G000000 | 0 |
| 074 H000000 | 0 |
| 074 I000000 | 0 |
| 074 J000000 | 745 |
| 074 K000000 | 0 |
| 074 L000000 | 864 |
| 074 M000000 | 13 |
| 074 N000000 | 138160 |
| PAGE 9 | |
| 074 O000000 | 30 |
| 074 P000000 | 79 |
| 074 Q000000 | 0 |
| 074 R010000 | 0 |
| 074 R020000 | 0 |
| 074 R030000 | 0 |
| 074 R040000 | 62 |
| 074 S000000 | 0 |
| 074 T000000 | 137989 |
| 074 U010000 | 9249 |
| 074 U020000 | 0 |
| 074 V010000 | 14.92 |
| 074 V020000 | 0.00 |
| 074 W000000 | 0.0000 |

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-A

| | | |
|-----------|----------------|---------------------------------------|
| 074 | X000000 | 293 |
| 074 | Y000000 | 0 |
| 075 | A000000 | 0 |
| 075 | B000000 | 126998 |
| 076 | 000000 | 15.98 |
| 077 | A000000 | N |
| 078 | 000000 | N |
| 080 | A000000 | NATIONAL UNION FIRE INSURANCE COMPANY |
| 080 | C000000 | 8225 |
| 081 | A000000 | Y |
| 081 | B000000 | 8 |
| 082 | A000000 | Y |
| 082 | B000000 | 10 |
| 083 | A000000 | N |
| 083 | B000000 | 0 |
| 084 | A000000 | N |
| 084 | B000000 | 0 |
| 085 | A000000 | N |
| 085 | B000000 | N |
| 086 | A010000 | 0 |
| 086 | A020000 | 0 |
| 086 | B010000 | 0 |
| 086 | B020000 | 0 |
| 086 | C010000 | 0 |
| 086 | C020000 | 0 |
| 086 | D010000 | 0 |
| 086 | D020000 | 0 |
| 086 | E010000 | 0 |
| 086 | E020000 | 0 |
| 086 | F010000 | 0 |
| 086 | F020000 | 0 |
| 087 | A010000 | COMMON STOCK |
| 087 | A020000 | 19247R103 |
| 087 | A030000 | RFI |
| 088 | A000000 | N |
| 088 | B000000 | N |
| 088 | C000000 | N |
| | PAGE | 10 |
| 088 | D000000 | N |
| SIGNATURE | ADAM DERECHIN | |
| TITLE | VICE PRESIDENT | |