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COHEN & STEERS INC
Form 13F-HR
August 14, 2008

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

Form 13F
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: June 30, 2008
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.

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 August 14, 2008

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).)
[X] 13F COMBINATION REPORT. (Check here if a portion of the holdings for this reporting manager are reported in this report and a portion are reported by other reporting manager(s).)

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

Form 13F File Number	Name
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028-01190

FRANK RUSSELL COMPANY

Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 1
 Form 13F Information Table Entry Total: 377
 Form 13F Information Table Value Total: 16,561,494 (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

ITEM 1:	ITEM 2:	ITEM 3:	ITEM 4:	ITEM 5:	ITEM 6:	ITEM 7:
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (X\$1000)	SHARES/ SH/ PUT/ PRN AMT CALL	INVSTMT DSCRETN	OTHER MANAG
Abbott Laboratories Comm	COM	002824100	28,008	528,763 SH	Sole	
Acadia Realty Trust Comm	COM	004239109	27,229	1,176,215 SH	Sole	
ACM Income Fund CEF	COM	01881E101	829	101,800 SH	Sole	
Advent Claymore Conv Sec	COM	00764C109	15,061	677,218 SH	Sole	
Advent Claymore Global C	COM	007639107	7,518	542,803 SH	Sole	
Advent/Claymore Enh Gr &	COM	00765E104	2,757	195,549 SH	Sole	
AES Corp Common	COM	00130H105	533	27,755 SH	Sole	
Aflac Inc	COM	001055102	25,915	412,649 SH	Sole	
AGL Resources Inc	COM	001204106	10,305	298,000 SH	Sole	
Alcoa Inc Common	COM	013817101	8,319	233,558 SH	Sole	
Alexandria Real Estate E	COM	015271109	8,361	85,900 SH	Sole	
Allegheny Energy, Inc.	COM	017361106	11,810	235,672 SH	Sole	
Alliant Energy Corp Comm	COM	018802108	2,611	76,200 SH	Sole	
Allstate Corp/The Common	COM	020002101	8,097	177,600 SH	Sole	
Altria Group Inc Common	COM	02209S103	8,530	414,908 SH	Sole	
AMB Property Corp Common	COM	00163T109	20,795	412,763 SH	Sole	
Ameren Corp Common	COM	023608102	44,350	1,050,200 SH	Sole	
America Movil SAB de CV	COM	02364W105	2,717	51,500 SH	Sole	
American Campus Communit	COM	024835100	119,575	4,295,068 SH	Sole	
American Electric Power	COM	025537101	16,085	399,819 SH	Sole	
American International G	COM	026874107	11,260	425,522 SH	Sole	
American Land Lease Inc	COM	027118108	646	34,019 SH	Sole	
American Tower Corporati	COM	029912201	5,453	129,073 SH	Sole	

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American Water Works Co	COM	030420103	2,839	128,000	SH	Sole
Apache Corp Common	COM	037411105	11,829	85,100	SH	Sole
Apartment Invt & Mgmt	COM	03748R101	223,466	6,560,947	SH	Sole
Archer Daniels Midland C	COM	039483102	11,295	334,679	SH	Sole
AT&T Common	COM	00206R102	20,915	620,809	SH	Sole
AvalonBay Communities In	COM	053484101	435,404	4,883,408	SH	Sole
Avery Dennison Corp Comm	COM	053611109	1,410	32,100	SH	Sole
Bank of America Corp Com	COM	060505104	15,105	632,799	SH	Sole
Bank Of New York Mellon	COM	064058100	1,082	28,600	SH	Sole
Barclays Bank 7.10% (BCS	PFD	06739H776	147	7,000	SH	Sole
Barclays Bank 8.125% (BC	PFD	06739H362	37,804	1,537,350	SH	Sole
Barclays Bank Plc 7.75%	PFD	06739H511	489	21,600	SH	Sole
BB&T Corp Common	COM	054937107	3,272	143,700	SH	Sole
Becton Dickinson and Co	COM	075887109	5,325	65,500	SH	Sole
Bemis Co Common	COM	081437105	1,287	57,400	SH	Sole
BioMed Realty Trust Inc	COM	09063H107	86,638	3,531,965	SH	Sole
Blackrock Corp HY Fund V	COM	09255P107	3,076	278,600	SH	Sole
Blackrock Corporate High	COM	09255L106	1,639	247,600	SH	Sole
Blackrock Corporate High	COM	09255N102	359	32,800	SH	Sole
Blackrock Corporate HY F	COM	09255M104	551	83,800	SH	Sole
Blackrock Global Enrg &	COM	09250U101	7,923	213,100	SH	Sole
Blackrock Global Eq Inc	COM	09255D104	978	70,285	SH	Sole
Blackrock Health Science	COM	09250W107	5,281	215,300	SH	Sole
Blackrock Inc. COM	COM	09247X101	7,549	42,650	SH	Sole
Blackrock International	COM	092524107	1,575	103,000	SH	Sole
Blackrock Ltd Duration I	COM	09249W101	5,990	391,480	SH	Sole
Blackrock Pfd & Eq Adv T	COM	092508100	9,234	606,318	SH	Sole
Blackrock Preferred Oppo	COM	09249V103	930	53,000	SH	Sole
Blackrock Real Asset Equ	COM	09254B109	5,950	329,100	SH	Sole
Boeing Co Common	COM	097023105	13,444	204,568	SH	Sole
Boston Properties Inc Co	COM	101121101	585,621	6,491,039	SH	Sole
Brandywine Realty Trust	COM	105368203	74,713	4,740,677	SH	Sole
BRE Properties Inc Commo	COM	05564E106	137,897	3,186,135	SH	Sole
Brookfield Properties Co	COM	112900105	92,844	5,218,922	SH	Sole
Brunswick Corp Common	COM	117043109	1,011	95,400	SH	Sole
Calamos Convertible & In	COM	12811P108	5,617	423,912	SH	Sole
Calamos Strat Tot Return	COM	128125101	15,025	1,327,300	SH	Sole
Calpine Corp Common	COM	131347304	526	23,300	SH	Sole
Camden Property Trust Co	COM	133131102	97,091	2,193,661	SH	Sole
Capital And Inc Strat Fd	COM	09256A109	3,534	203,200	SH	Sole
Carnival Corp Common	COM	143658300	8,867	269,050	SH	Sole
Cedar Shopping Centers I	COM	150602209	25,400	2,167,200	SH	Sole
Cemig SA-Spons ADR Commo	COM	204409601	270	11,000	SH	Sole
CenterPoint Energy, Inc.	COM	15189T107	4,903	305,500	SH	Sole
Chevron Corp Common	COM	166764100	20,560	207,400	SH	Sole
China Mobile Ltd ADR	COM	16941M109	2,658	39,700	SH	Sole
Citigroup Inc Common	COM	172967101	10,978	655,038	SH	Sole
Cleco Corp Common	COM	12561W105	12,013	514,900	SH	Sole
Clough Global Allocation	COM	18913Y103	1,818	84,600	SH	Sole
Clough Global Equity Fun	COM	18914C100	4,788	239,300	SH	Sole
Clough Global Opportunit	COM	18914E106	18,199	1,021,285	SH	Sole
CNOOC Ltd ADR	COM	126132109	1,033	5,950	SH	Sole
Colonial Properties Trus	COM	195872106	52,635	2,629,068	SH	Sole
Consolidated Edison Inc	COM	209115104	31,276	800,100	SH	Sole
Constellation Energy Gro	COM	210371100	73,341	893,306	SH	Sole
Corning Inc Common	COM	219350105	19,240	834,700	SH	Sole
Corporate Office Propert	COM	22002T108	4,954	144,300	SH	Sole
Corrections Corp of Amer	COM	22025Y407	176	6,402	SH	Sole
Costco Wholesale Corp Co	COM	22160K105	5,471	78,000	SH	Sole
Crown Castle Intl Corp C	COM	228227104	1,956	50,500	SH	Sole
DCP Midstream Partners L	COM	23311P100	13,133	449,000	SH	Sole
Developers Diversified R	COM	251591103	281,154	8,100,095	SH	Sole

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Devon Energy Corp Common	COM	25179M103	18,008	149,873	SH	Sole
Diageo PLC ADR	COM	25243Q205	5,806	78,600	SH	Sole
DiamondRock Hospitality	COM	252784301	41,074	3,771,700	SH	Sole
Digital Realty Trust Inc	COM	253868103	41,446	1,013,102	SH	Sole
Disney Co Common	COM	254687106	13,872	444,600	SH	Sole
Dominion Resources Inc/V	COM	25746U109	56,732	1,194,600	SH	Sole
Douglas Emmett Common	COM	25960P109	129,567	5,897,471	SH	Sole
Dow 30 Enhanced Preimum	COM	260537105	8,087	543,072	SH	Sole
Dow Chemical Co/The Comm	COM	260543103	7,929	227,100	SH	Sole
DPL Inc Common	COM	233293109	12,731	482,600	SH	Sole
DTE Energy Co Common	COM	233331107	1,625	38,300	SH	Sole
Duff & Phelps Utility &	COM	26432K108	210	19,700	SH	Sole
Duke Energy Corp Common	COM	26441C105	139,861	8,047,268	SH	Sole
Duke Realty Corp Common	COM	264411505	98	4,356	SH	Sole
Duncan Energy Partners C	COM	265026104	2,668	147,900	SH	Sole
DuPont Fabros Technology	COM	26613Q106	41,991	2,252,713	SH	Sole
DWS Gbl Commodities Stk	COM	23338Y100	3,347	164,872	SH	Sole
DWS RREEF Real Estate CE	COM	233384106	3,753	232,547	SH	Sole
DWS RREEF Real Estate II	COM	23338X102	4,884	424,000	SH	Sole
EastGroup Properties Inc	COM	277276101	128,881	3,004,223	SH	Sole
Eaton Vance Enh Eqt Inc	COM	278277108	11,338	660,725	SH	Sole
Eaton Vance Enhanced Eq	COM	278274105	4,790	274,047	SH	Sole
Eaton Vance Float Rate I	COM	278279104	370	25,500	SH	Sole
Eaton Vance Ltd Duration	COM	27828H105	7,816	540,157	SH	Sole
Eaton Vance Senior Float	COM	27828Q105	1,925	134,600	SH	Sole
Eaton Vance Short Durati	COM	27828V104	1,674	108,400	SH	Sole
Eaton Vance T/M Buy-Writ	COM	27828X100	4,564	271,153	SH	Sole
Eaton Vance T/M Buy-Writ	COM	27828Y108	12,324	752,863	SH	Sole
Eaton Vance TA Gl Div &	COM	27828S101	10,276	472,700	SH	Sole
Eaton Vance TA GL Div Op	COM	27828U106	3,450	115,100	SH	Sole
Eaton Vance Tax Man Gbl	COM	27829C105	16,365	1,049,065	SH	Sole
Eaton Vance Tax Man Gbl	COM	27829F108	16,082	1,057,326	SH	Sole
Eaton Vance Tax-Adv Dvd	COM	27828G107	13,171	568,700	SH	Sole
Eaton Vance Tax-Mgd Dvsf	COM	27828N102	22,854	1,499,605	SH	Sole
Education Realty Trust I	COM	28140H104	35,766	3,069,993	SH	Sole
EI Du Pont de Nemours an	COM	263534109	1,338	31,200	SH	Sole
El Paso Corp Common	COM	28336L109	783	36,000	SH	Sole
Eli Lilly and Co Common	COM	532457108	2,723	59,000	SH	Sole
Empresa Nacional de Elec	COM	29244T101	214	5,000	SH	Sole
Enbridge Energy Common	COM	29250R106	14,841	295,000	SH	Sole
Energy Income And Growth	COM	292697109	3,000	132,100	SH	Sole
Energy Transfer Partners	COM	29273R109	18,144	417,400	SH	Sole
EnergySouth Common	COM	292970100	466	9,496	SH	Sole
Entergy Corp Common	COM	29364G103	159,667	1,325,254	SH	Sole
Enterprise Products Ptnr	COM	293792107	23,304	788,900	SH	Sole
Entertainment Properties	PFD	29380T600	1,603	60,500	SH	Sole
Entertainment Properties	COM	29380T105	111,987	2,265,105	SH	Sole
Equitable Resources Inc	COM	294549100	79,225	1,147,188	SH	Sole
Equity Lifestyle Propert	COM	29472R108	119,773	2,722,115	SH	Sole
Equity One Inc Common	COM	294752100	36,288	1,765,828	SH	Sole
Equity Residential Commo	COM	29476L107	747,415	4,787,826	SH	Sole
Essex Property Trust Inc	COM	297178105	2,823	26,511	SH	Sole
Ethan Allen Interiors In	COM	297602104	1,370	55,700	SH	Sole
Evergreen Global Div Opp	COM	30024H101	13,458	888,900	SH	Sole
Evergreen Income Advanta	COM	30023Y105	3,320	318,608	SH	Sole
Evergreen Managed Income	COM	30024Y104	2,608	168,500	SH	Sole
Exelon Corp Common	COM	30161N101	224,891	2,499,904	SH	Sole
Exterran Partners LP Com	COM	30225N105	6,012	193,500	SH	Sole
Extra Space Storage Inc	COM	30225T102	116,130	7,560,574	SH	Sole
Exxon Mobil Corp Common	COM	30231G102	28,824	327,047	SH	Sole
F&C / Claymore Pfd Sec I	COM	338478100	2,557	183,400	SH	Sole
F&C / Claymore Total Ret	COM	338479108	499	33,300	SH	Sole

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Fairpoint Communications	COM	305560104	8,916	1,236,626	SH	Sole
Federal Realty Invs Trus	COM	313747206	263,338	3,816,492	SH	Sole
Fiduciary/Claymore Mlp O	COM	31647Q106	3,404	164,661	SH	Sole
First Industrial Realty	COM	32054K103	10,829	394,200	SH	Sole
First Trust Aberdeen Emg	COM	33731K102	1,314	75,300	SH	Sole
First Trust Aberdeen Glo	COM	337319107	1,047	64,100	SH	Sole
First Trust/Four Crns SR	COM	33733U108	1,719	121,100	SH	Sole
FirstEnergy Corp Common	COM	337932107	127,329	1,546,569	SH	Sole
Forest City Enterprises	COM	345550107	42,497	1,318,923	SH	Sole
FPL Group Inc Common	COM	302571104	122,216	1,863,615	SH	Sole
Franklin Resources Inc C	COM	354613101	5,326	58,100	SH	Sole
Franklin Templeton Ltd D	COM	35472T101	836	74,800	SH	Sole
Freddie Mac Common	COM	313400301	3,551	216,540	SH	Sole
Frontier Communications	COM	17453B101	13,489	1,189,500	SH	Sole
Gabelli Dividend & Incom	COM	36242H104	13,201	747,908	SH	Sole
Gabelli Global Deal Fund	COM	36245G103	1,284	82,800	SH	Sole
Gannett Co Common	COM	364730101	3,500	161,500	SH	Sole
General American Investo	COM	368802104	2,802	86,600	SH	Sole
General Dynamics Corp Co	COM	369550108	17,347	206,019	SH	Sole
General Electric Co Comm	COM	369604103	23,981	898,485	SH	Sole
General Growth Propertie	COM	370021107	582,429	16,626,563	SH	Sole
Glimcher Realty Trust Co	COM	379302102	55,076	4,926,200	SH	Sole
Goldman Sach Group, Inc.	COM	38141G104	2,711	15,500	SH	Sole
Google Inc CL A Common	COM	38259P508	2,527	4,800	SH	Sole
Gramercy Capital Corp/Ne	COM	384871109	7,768	670,276	SH	Sole
Great Plains Energy Inc	COM	391164100	4,353	172,200	SH	Sole
H & Q Healthcare Investo	COM	404052102	2,689	183,300	SH	Sole
H & Q Life Sciences Invs	COM	404053100	2,935	257,000	SH	Sole
Harley-Davidson Inc Comm	COM	412822108	1,472	40,600	SH	Sole
Harris Corp Common	COM	413875105	10,997	217,800	SH	Sole
HCC Insurance Holdings I	COM	404132102	15,573	736,681	SH	Sole
HCP Inc Common	COM	40414L109	618,684	7,339,470	SH	Sole
Health Care REIT Inc Com	COM	42217K106	219,968	4,943,104	SH	Sole
Health Care REIT Inc PFD	PFD	42217K502	3,192	100,000	SH	Sole
Hewlett-Packard Co Commo	COM	428236103	5,551	125,574	SH	Sole
Highland Credit Strategi	COM	43005Q107	8,299	620,221	SH	Sole
Highwoods Properties Inc	COM	431284108	102,509	3,262,546	SH	Sole
Home Depot Inc	COM	437076102	1,283	54,800	SH	Sole
Home Properties Inc Comm	COM	437306103	161,532	3,361,029	SH	Sole
Hospitality Properties T	COM	44106M102	50,136	2,049,700	SH	Sole
Host Hotels & Resorts Co	COM	44107P104	324,275	23,756,371	SH	Sole
HSBC Holdings PLC ADR	COM	404280406	7,915	103,200	SH	Sole
ING Asia Pacific High Di	COM	44983J107	418	22,100	SH	Sole
ING Clarion Global Real	COM	44982G104	6,053	456,113	SH	Sole
ING Global Advntge & Pre	COM	44982N109	5,548	338,300	SH	Sole
ING Global Eqty Div & Pr	COM	45684E107	3,274	206,844	SH	Sole
ING Risk Managed Natural	COM	449810100	7,440	433,831	SH	Sole
Inland Real Estate Corp	COM	457461200	47,816	3,315,974	SH	Sole
Intel Corp Common	COM	458140100	13,331	620,636	SH	Sole
International Business M	COM	459200101	15,703	132,483	SH	Sole
International Paper Co C	COM	460146103	2,577	110,600	SH	Sole
ITC Holdings Corp Common	COM	465685105	14,081	275,500	SH	Sole
John Han Bk & Thrift Opp	COM	409735107	1,445	316,960	SH	Sole
John Hancock Preferred I	COM	41013W108	500	26,400	SH	Sole
John Hancock Preferred I	COM	41013X106	802	42,900	SH	Sole
John Hancock Preferred I	COM	41021P103	168	10,100	SH	Sole
John Hancock T/A Dvd Inc	COM	41013V100	7,369	503,000	SH	Sole
Johnson & Johnson Common	COM	478160104	24,333	378,186	SH	Sole
Johnson Controls Common	COM	478366107	1,113	38,800	SH	Sole
JPMorgan Chase Common	COM	46625H100	13,901	405,139	SH	Sole
Kayne Anderson Energy To	COM	48660P104	2,516	86,232	SH	Sole
Kilroy Realty Corp Commo	COM	49427F108	65,238	1,387,172	SH	Sole

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Kimberly-Clark Corp Comm	COM	494368103	2,828	47,300	SH	Sole
Kimco Realty Corp Common	COM	49446R109	403,442	1,707,174	SH	Sole
Kinder Morgan Energy Par	COM	494550106	21,434	384,592	SH	Sole
Korea Electric Power Cor	COM	500631106	294	20,200	SH	Sole
Korea Equity Fund CEF	COM	50063B104	374	35,800	SH	Sole
Kraft Foods Inc Common	COM	50075N104	3,247	114,126	SH	Sole
L-3 Communications Holdi	COM	502424104	10,714	117,900	SH	Sole
LaSalle Hotel Properties	COM	517942108	72,785	2,896,254	SH	Sole
Liberty All Star Equity	COM	530158104	3,633	618,986	SH	Sole
Liberty All-Star Growth	COM	529900102	1,481	317,900	SH	Sole
Liberty Property Trust C	COM	531172104	284,404	8,579,363	SH	Sole
LMP Cap & Inc CEF CEF	COM	50208A102	9,045	585,459	SH	Sole
Lockheed Martin Corp Com	COM	539830109	19,969	202,400	SH	Sole
Macerich Co/The Common	COM	554382101	645,103	10,383,112	SH	Sole
Mack-Cali Realty Corp Co	COM	554489104	243,161	7,116,205	SH	Sole
Magellan Midstream Partn	COM	559080106	11,634	326,900	SH	Sole
Maguire Properties Inc C	COM	559775101	60,849	4,999,873	SH	Sole
Marathon Oil Corp Common	COM	565849106	19,083	367,900	SH	Sole
Markwest Energy Partners	COM	570759100	15,556	435,739	SH	Sole
Marshall & Ilsley Corp C	COM	571837103	3,051	199,000	SH	Sole
Mattel Inc Common	COM	577081102	6,904	403,300	SH	Sole
McDonald's Corp Common	COM	580135101	19,043	338,739	SH	Sole
Medtronic Common	COM	585055106	27,672	534,725	SH	Sole
Merck and Co Inc Common	COM	589331107	4,430	117,529	SH	Sole
Merrill Lynch Debt Strat	COM	09255R103	446	83,300	SH	Sole
Metlife Inc Common	COM	59156R108	9,937	188,300	SH	Sole
MFS Intermediate Income	COM	55273C107	1,531	245,300	SH	Sole
MFS Mutimarket Inc. Trus	COM	552737108	2,037	357,300	SH	Sole
Microchip Technology Inc	COM	595017104	16,729	547,748	SH	Sole
Microsoft Common	COM	594918104	24,019	873,080	SH	Sole
Mid-America Apartment Co	COM	59522J103	66,046	1,294,000	SH	Sole
Mission West Properties	COM	605203108	18,779	1,713,476	SH	Sole
MLP & Strategic Equity F	COM	55312N106	3,361	238,203	SH	Sole
Monsanto Co Common	COM	61166W101	5,416	42,834	SH	Sole
Morgan Stanley Common	COM	617446448	8,087	224,200	SH	Sole
MS Emerging Mkts Domesti	COM	617477104	2,972	195,000	SH	Sole
Nasdaq Premium Income &	COM	63110R105	7,604	482,500	SH	Sole
National Retail Properti	COM	637417106	19,525	934,200	SH	Sole
Nationwide Health Proper	COM	638620104	180,895	5,744,533	SH	Sole
Neuberger Berman Dvd Adv	COM	64127J102	2,406	163,700	SH	Sole
Neuberger Berman Real Es	COM	64190A103	1,680	179,729	SH	Sole
Newell Rubbermaid Inc Co	COM	651229106	2,255	134,300	SH	Sole
NFJ Dvd Interest & Pr St	COM	65337H109	10,591	498,400	SH	Sole
Nicholas Applegate Eq &	COM	65370K100	3,965	200,650	SH	Sole
Nicholas-Applegate Conv.	COM	65370G109	5,821	504,004	SH	Sole
Nicholas-Applegate Conv.	COM	65370F101	1,314	110,900	SH	Sole
Nike Inc Common	COM	654106103	15,942	267,437	SH	Sole
Nokia OYJ ADR	COM	654902204	6,551	267,400	SH	Sole
Nordstrom Inc Common	COM	655664100	6,243	206,040	SH	Sole
Norfolk Southern Corpora	COM	655844108	4,236	67,600	SH	Sole
Northeast Utilities Comm	COM	664397106	17,420	682,345	SH	Sole
NRG Energy Common	COM	629377508	556	12,966	SH	Sole
NSTAR Common	COM	67019E107	23,776	703,013	SH	Sole
Nuveen Diversified Divid	COM	6706EP105	3,834	318,428	SH	Sole
Nuveen Equity Premium Ad	COM	6706ET107	3,147	205,000	SH	Sole
Nuveen Floating Rate Inc	COM	6706EN100	544	51,200	SH	Sole
Nuveen Global Value Oppt	COM	6706EH103	1,895	104,100	SH	Sole
Nuveen Real Estate Incom	COM	67071B108	2,985	201,688	SH	Sole
Nuveen Tax-Adv Tot Ret S	COM	67090H102	1,454	89,500	SH	Sole
OGE Energy Corp Common	COM	670837103	21,172	667,700	SH	Sole
Omega Healthcare Investo	COM	681936100	121,839	7,317,649	SH	Sole
Paccar Inc Common	COM	693718108	4,198	100,350	SH	Sole

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Parkway Properties Inc/M	COM	70159Q104	36,825	1,091,773	SH	Sole
Pepco Holdings Inc Commo	COM	713291102	63,691	2,483,100	SH	Sole
PepsiCo, Inc.	COM	713448108	7,835	123,210	SH	Sole
Petro-Canada Common	COM	71644E102	8,095	145,200	SH	Sole
Pfizer Inc Common	COM	717081103	11,611	664,659	SH	Sole
PG&E Corp Common	COM	69331C108	62,455	1,573,562	SH	Sole
Philip Morris Internatio	COM	718172109	8,406	170,208	SH	Sole
Pinnacle West Capital Co	COM	723484101	23,696	770,100	SH	Sole
Pioneer Diversified High	COM	723653101	296	15,300	SH	Sole
Pioneer Floating Rate Tr	COM	72369J102	390	28,300	SH	Sole
Pitney Bowes Inc Common	COM	724479100	2,922	85,700	SH	Sole
Plum Creek Timber co Com	COM	729251108	182,413	4,271,005	SH	Sole
PNC Financial Services G	COM	693475105	2,855	50,000	SH	Sole
Post Properties Inc Comm	COM	737464107	17,001	571,448	SH	Sole
PPG Industries Inc Commo	COM	693506107	1,365	23,800	SH	Sole
PPL Corp Common	COM	69351T106	63,721	1,219,072	SH	Sole
Preferred & Corp. Inc. S	COM	09255J101	414	27,100	SH	Sole
Procter & Gamble Co Comm	COM	742718109	26,135	429,776	SH	Sole
Progress Energy Inc Comm	COM	743263105	10,819	258,650	SH	Sole
Prologis Common	COM	743410102	338,273	6,223,976	SH	Sole
Prudential PLC 6.52% (PU	PFD	G7293H189	1,850	100,000	SH	Sole
PS Business Parks Inc Co	COM	69360J107	87,043	1,686,851	SH	Sole
Public Service Enterpris	COM	744573106	130,586	2,843,130	SH	Sole
Public Storage Inc Commo	COM	74460D109	412,495	5,105,776	SH	Sole
Public Storage Inc Serie	COM	74460D729	21,448	826,200	SH	Sole
Putnam Premier Income Fu	COM	746853100	1,812	300,900	SH	Sole
Qualcomm Inc COM	COM	747525103	6,842	154,200	SH	Sole
Questar Corp Common	COM	748356102	945	13,300	SH	Sole
Ramco-Gershenson Propert	COM	751452202	16,130	785,300	SH	Sole
Rayonier Inc Common	COM	754907103	50,838	1,197,325	SH	Sole
Reaves Utility Inc CEF	COM	756158101	1,976	87,800	SH	Sole
Regency Centers Corp Com	COM	758849103	281,600	4,763,200	SH	Sole
Royal Bank of Scotland 6	PFD	780097754	36	1,900	SH	Sole
Royal Bank of Scotland G	PFD	780097739	1,933	103,798	SH	Sole
Royal Bank of Scotland G	PFD	780097713	5,172	252,902	SH	Sole
Royal Bank of Scotland P	PFD	780097770	2,358	130,700	SH	Sole
RR Donnelley & Sons Co C	COM	257867101	1,482	49,900	SH	Sole
S & P Covered Call Fund	COM	78381P109	1,688	113,600	SH	Sole
SB Emerging Markets Debt	COM	95766A101	1,269	73,400	SH	Sole
SBA Communications Corp	COM	78388J106	1,797	49,900	SH	Sole
SCANA Corp Common	COM	80589M102	4,296	116,100	SH	Sole
Schlumberger LTD Common	COM	806857108	23,096	214,998	SH	Sole
SemGroup Energy Partners	COM	81662W108	4,282	169,000	SH	Sole
Sempra Energy Common	COM	816851109	63,295	1,121,251	SH	Sole
Senior Housing Prop Trus	COM	81721M109	114,471	5,861,218	SH	Sole
Simon Property Group Inc	COM	828806109	749,994	8,343,472	SH	Sole
SL Green Realty Corp Com	COM	78440X101	382,108	4,619,283	SH	Sole
Small Cap Prem & Div Inc	COM	83165P101	1,705	116,000	SH	Sole
Sonoco Products Common	COM	835495102	3,210	103,700	SH	Sole
Southern Union Co Common	COM	844030106	535	19,797	SH	Sole
Sovran Self Storage Inc	COM	84610H108	107,355	2,583,110	SH	Sole
Spectra Energy Corp Comm	COM	847560109	64,566	2,246,555	SH	Sole
Starwood Hotels & Resort	COM	85590A401	109,166	2,724,396	SH	Sole
Strategic Hotel Capital	COM	86272T106	78,303	8,356,738	SH	Sole
Sunamerica Focused Alpha	COM	867037103	7,810	498,100	SH	Sole
Sunstone Hotel Investors	COM	867892101	59,009	3,554,675	SH	Sole
SunTrust Banks Common	COM	867914103	2,630	72,600	SH	Sole
Swiss Helvetia Fund CEF	COM	870875101	853	56,200	SH	Sole
Sysco Corp Common	COM	871829107	1,488	54,100	SH	Sole
Targa Resources Partners	COM	87611X105	8,920	387,000	SH	Sole
Taubman Centers Inc Comm	COM	876664103	78,075	1,604,844	SH	Sole
TCF Financial Corp Commo	COM	872275102	2,633	218,900	SH	Sole

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Teco Energy Common	COM	872375100	6,832	317,900	SH	Sole
Teekay LNG Partners LP C	PRTNRS	Y8564M105	4,732	179,700	SH	Sole
Teekay Offshore Partners	PRTNRS	Y8565J101	4,106	207,900	SH	Sole
Teva Pharmaceutical ADR	COM	881624209	15,535	339,184	SH	Sole
Texas Instruments Inc Co	COM	882508104	2,337	83,000	SH	Sole
The Hershey Company Comm	COM	427866108	1,337	40,800	SH	Sole
The Southern Co Common	COM	842587107	126,739	3,629,400	SH	Sole
Thomas Properties Group	COM	884453101	906	92,024	SH	Sole
Total SA Spon ADR	COM	89151E109	2,852	33,450	SH	Sole
Transocean Inc	COM	G90073100	12,677	83,196	SH	Sole
UDR INC Common	COM	902653104	212,127	9,478,300	SH	Sole
United Parcel Service In	COM	911312106	10,650	173,260	SH	Sole
United Technologies Corp	COM	913017109	6,668	108,073	SH	Sole
Urstadt Biddle Propertie	COM	917286205	24,026	1,638,877	SH	Sole
US Bancorp Common	COM	902973304	15,406	552,400	SH	Sole
U-Store-It Trust Common	COM	91274F104	43,001	3,598,487	SH	Sole
Valero Energy Corp Commo	COM	91913Y100	1,178	28,600	SH	Sole
Vectren Corp Common	COM	92240G101	13,454	431,067	SH	Sole
Ventas Inc Common	COM	92276F100	447,749	10,517,967	SH	Sole
Verizon Communications I	COM	92343V104	17,905	505,786	SH	Sole
VF Corp Common	COM	918204108	1,409	19,800	SH	Sole
Vornado Realty Trust Com	COM	929042109	618,957	7,033,603	SH	Sole
Wachovia Corp Common	COM	929903102	2,421	155,870	SH	Sole
Wal-Mart Stores Inc	COM	931142103	6,767	120,400	SH	Sole
Washington Real Estate I	COM	939653101	13,854	461,044	SH	Sole
Weingarten Realty Invest	COM	948741103	239	7,895	SH	Sole
Wells Fargo & Co Common	COM	949746101	18,043	759,687	SH	Sole
Western Asset Emerging M	COM	95766E103	1,546	125,300	SH	Sole
Western Asset Gl High In	COM	95766B109	1,182	106,800	SH	Sole
Western Asset High Incom	COM	95766J102	3,606	377,574	SH	Sole
Western Asset Managed In	COM	95766K109	2,853	505,800	SH	Sole
Western Asset Opportunit	COM	95766L107	2,958	518,087	SH	Sole
Western Asset Premier Bo	COM	957664105	195	15,900	SH	Sole
Western Asset Worldwide	COM	957668106	558	43,000	SH	Sole
Western Asset/Claymore I	COM	95766R104	3,134	255,376	SH	Sole
Weyerhaeuser Co Common	COM	962166104	2,470	48,300	SH	Sole
WGL Holdings Inc Common	COM	92924F106	3,318	95,500	SH	Sole
Williams Cos Inc Common	COM	969457100	2,295	56,928	SH	Sole
Williams Partners LP Com	PRTNRS	96950F104	10,131	308,400	SH	Sole
Wilmington Trust Corp Co	COM	971807102	2,702	102,200	SH	Sole
Wisconsin Energy Group C	COM	976657106	1,114	24,628	SH	Sole
Worthington Industries C	COM	981811102	3,305	161,200	SH	Sole
Xcel Energy Inc Common	COM	98389B100	39,499	1,968,034	SH	Sole
Zweig Fund Inc CEF	COM	989834106	783	169,500	SH	Sole

377 Data Records

16.561,494 Value Total

01 Other Manager on whose behalf report is filed