

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

COHEN & STEERS INC
Form 13F-HR
August 14, 2007

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 29, 2007
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: Vice President and Chief Compliance Officer
Phone: (212) 832-3232

Signature, Place, and Dating of Signing:

/s/ Robert Steers New York, NY August 10, 2007

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

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

028-01190

FRANK RUSSELL COMPANY

Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 1

Form 13F Information Table Entry Total: 358

Form 13F Information Table Value Total: 19,668,599 (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: ----- NAME OF ISSUER -----	ITEM 2: TITLE OF CLASS	ITEM 3: CUSIP	ITEM 4: VALUE (X\$1000)	ITEM 5: SHARES/ PRN AMT	SH/ PUT/ CALL	ITEM 6: INVSTMT DSCRETN	ITEM 7: OTHER MANAG
3M Co Common	COM	88579Y101	2,534	29,200	SH	Sole	
Abbott Laboratories Common	COM	002824100	15,856	296,100	SH	Sole	
ACE Ltd Common	COM	G0070K103	12,323	197,100	SH	Sole	
Advent Claymore Conv Sec & Inc	COM	00764C109	17,276	625,279	SH	Sole	
Advent/Claymore Enh Gr & Inc CEF	COM	00765E104	4,337	225,749	SH	Sole	
AES Corp Common	COM	00130H105	2,050	93,700	SH	Sole	
Aflac Inc	COM	001055102	20,904	406,700	SH	Sole	
AGL Resources Inc	COM	001204106	13,014	321,500	SH	Sole	
Alcoa Inc Common	COM	013817101	3,725	91,900	SH	Sole	
Alexandria Real Estate Equitie	COM	015271109	140,600	1,452,176	SH	Sole	
Allegheny Energy, Inc.	COM	017361106	3,156	61,000	SH	Sole	
Alliant Energy Corp Common	COM	018802108	311	8,000	SH	Sole	
Allstate Corp/The Common	COM	020002101	14,049	228,400	SH	Sole	
Alpine Global Dynamic Div CEF	COM	02082E106	6,116	252,203	SH	Sole	
Alpine Total Dynamic Div Fund	COM	021060108	9,272	447,075	SH	Sole	
Altria Group Inc Common	COM	02209S103	12,471	177,800	SH	Sole	
AMB Property Corp Common	COM	00163T109	88,608	1,664,933	SH	Sole	
Ameren Corp Common	COM	023608102	91,119	1,859,200	SH	Sole	
America Movil SAB de CV ADR	COM	02364W105	10,522	169,900	SH	Sole	
American Campus Communities In	COM	024835100	64,986	2,297,132	SH	Sole	
American Electric Power Co Inc	COM	025537101	12,881	286,000	SH	Sole	
American International Group I	COM	026874107	13,957	199,300	SH	Sole	

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

Annaly Capital Management Common	COM	035710409	35,447	2,458,200	SH	Sole
Apartment Invt & Mgmt	COM	03748R101	422,958	8,388,682	SH	Sole
Archer Daniels Midland Common	COM	039483102	8,789	265,600	SH	Sole
Archstone-Smith Trust Common	COM	039583109	126,969	2,148,013	SH	Sole
AT&T Common	COM	00206R102	48,598	1,171,027	SH	Sole
Atmos Energy Corp Common	COM	049560105	6,328	210,500	SH	Sole
AvalonBay Communities Inc Common	COM	053484101	500,283	4,208,299	SH	Sole
Baker Hughes Inc Common	COM	057224107	8,893	105,700	SH	Sole
Bank of America Corp Common	COM	060505104	25,750	526,700	SH	Sole
Becton Dickinson & Co Common	COM	075887109	246	3,300	SH	Sole
Bemis Co Common	COM	081437105	2,256	68,000	SH	Sole
BioMed Realty Trust Inc Common	COM	09063H107	238,814	9,506,914	SH	Sole
Blackrock Corp HY Fund VI CEF	COM	09255P107	4,406	327,100	SH	Sole
Blackrock Corporate High Y CEF	COM	09255L106	2,524	305,600	SH	Sole
Blackrock Corporate High Yield	COM	09255N102	1,551	114,600	SH	Sole
Blackrock Dividend Achievers CEF	COM	09250N107	2,871	195,278	SH	Sole
Blackrock Global Enrg & Res CEF	COM	09250U101	9,786	319,700	SH	Sole
Blackrock Global Eq Inc Tr CEF	COM	09255D104	490	25,085	SH	Sole
Blackrock Health Sciences Trus	COM	09250W107	4,888	183,900	SH	Sole
Blackrock Inc. Common Stock	COM	09247X101	10,405	66,450	SH	Sole
Blackrock Ltd Duration Inc Tru	COM	09249W101	361	18,954	SH	Sole
Blackrock Pfd & Eq Adv Tr CEF	COM	092508100	8,764	397,118	SH	Sole
Blackrock Real Asset Equity CEF	COM	09254B109	5,266	327,100	SH	Sole
Blackrock Strat Dvd Achv Trs CEF	COM	09249Y107	3,731	256,400	SH	Sole
Boeing Co Common	COM	097023105	5,356	55,700	SH	Sole
Boston Properties Inc Common	COM	101121101	606,576	5,939,250	SH	Sole
Brandywine Realty Trust Common	COM	105368203	209,731	7,338,382	SH	Sole
BRE Properties Inc Common	COM	05564E106	283,691	4,784,803	SH	Sole
Brookfield Properties Co Common	COM	112900105	290,815	11,962,775	SH	Sole
C&S REIT and Utility Income Fu	COM	19247Y108	132	6,201	SH	Sole
C&S Select Utility Fund CEF	COM	19248A109	152	5,786	SH	Sole
Calamos Convertible & Income F	COM	12811P108	488	30,000	SH	Sole
Calamos Global Total Return CEF	COM	128118106	1,170	65,000	SH	Sole
Calamos Strat Tot Return Fd CEF	COM	128125101	19,704	1,302,300	SH	Sole
Camden Property Trust Common	COM	133131102	219,433	3,276,593	SH	Sole
Canadian Pacific Railway Ltd	COM	13645T100	17	250	SH	Sole
Capital And Inc Strat Fd Inc	COM	09256A109	4,222	191,200	SH	Sole
Carnival Corp Common	COM	143658300	3,431	70,350	SH	Sole
CBL & Associates Properties	COM	124830100	43,081	1,195,020	SH	Sole
Cedar Shopping Centers Inc	COM	150602209	92,429	6,441,000	SH	Sole
Chevron Corp Common	COM	166764100	12,914	153,300	SH	Sole
China Mobile Ltd ADR	COM	16941M109	3,458	64,150	SH	Sole
Citigroup Inc Common	COM	172967101	18,746	365,500	SH	Sole
Citizens Communications Co	COM	17453B101	28,327	1,855,100	SH	Sole
Cleco Corp Common	COM	12561W105	12,769	521,200	SH	Sole
Clough Global Allocation Fd CEF	COM	18913Y103	2,099	99,600	SH	Sole
Clough Global Equity Fund CEF	COM	18914C100	3,534	171,900	SH	Sole
Clough Global Opportunities Fu	COM	18914E106	11,962	669,000	SH	Sole
CMS Energy Corp Common	COM	125896100	1,988	115,600	SH	Sole
CNOOC Ltd ADR	COM	126132109	40	350	SH	Sole
Coca-Cola Co/The Common	COM	191216100	2,275	43,500	SH	Sole
Colonial Properties Trust Common	COM	195872106	144,235	3,957,070	SH	Sole
Comerica Common	COM	200340107	6,375	107,200	SH	Sole
Comverge Common	COM	205859101	493	15,900	SH	Sole
ConocoPhillips Common	COM	20825C104	10,621	135,300	SH	Sole
Consolidated Edison Inc Common	COM	209115104	99,566	2,206,700	SH	Sole

ITEM 1:

ITEM 2:

ITEM 3:

ITEM 4:

ITEM 5:

ITEM 6:

ITEM 7:

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (X1000)	SHARES/ PRN AMT	SH/ PUT/ PRN CALL	INVSTMT DSCRETN	OTHER MANAGERS
Constellation Energy Group Inc	COM	210371100		25,018		287,000 SH	Sole
Corporate Office Properties Tr	COM	22002T108		3,798		92,600 SH	Sole
Costco Wholesale Corp Common	COM	22160K105		7,157		122,300 SH	Sole
Countrywide Financial Corp	COM	222372104		3,459		95,150 SH	Sole
DCP Midstream Partners LP Common	COM	23311P100		17,604		377,600 SH	Sole
DCT Industrial Trust Common	COM	233153105		100,147		9,307,314 SH	Sole
Developers Diversified Realty	COM	251591103		232,808		4,416,775 SH	Sole
Devon Energy Corp Common	COM	25179M103		12,245		156,400 SH	Sole
Diageo PLC ADR	COM	25243Q205		10,097		121,200 SH	Sole
DiamondRock Hospitality Co	COM	252784301		85,963		4,505,400 SH	Sole
Digital Realty Trust Inc Common	COM	253868103		5,550		147,300 SH	Sole
Dividend Cap Real Inc Alloc	COM	25537T105		5,718		395,712 SH	Sole
Dominion Resources Inc/VA Common	COM	25746U109		62,765		727,200 SH	Sole
Douglas Emmett Common	COM	25960P109		44,915		1,815,463 SH	Sole
Dow 30 Enhanced Preimum & Ino	COM	260537105		61		3,200 SH	Sole
Dow 30 Prem & Div Inc Fund	COM	260582101		483		23,000 SH	Sole
Dow Chemical Co/The Common	COM	260543103		7,929		179,300 SH	Sole
DPL Inc Common	COM	233293109		10,188		359,500 SH	Sole
DREMAN/CLAYMORE CEF	COM	26153R100		4,530		210,900 SH	Sole
DTE Energy Co Common	COM	233331107		95,799		1,986,700 SH	Sole
Duke Energy Corp Common	COM	26441C105		157,693		8,617,120 SH	Sole
Duke Realty Corp Common	COM	264411505		1,261		35,345 SH	Sole
Duncan Energy Partners Common	COM	265026104		3,882		147,900 SH	Sole
DWS Glbl Commodities Stk	COM	23338Y100		5,192		279,001 SH	Sole
DWS RREEF Real Estate	COM	233384106		5,345		225,547 SH	Sole
DWS RREEF Real Estate II	COM	23338X102		8,161		450,900 SH	Sole
Dynegy Inc Class A Common	COM	26817G102		562		59,500 SH	Sole
E.ON AG ADR	COM	268780103		86,661		1,557,538 SH	Sole
EastGroup Properties Inc Common	COM	277276101		129,450		2,954,131 SH	Sole
Eastman Chemical Company Common	COM	277432100		2,252		35,000 SH	Sole
Eaton Vance Enh Eqt Inc II	COM	278277108		17,058		830,884 SH	Sole
Eaton Vance Enhanced Eq Incm	COM	278274105		4,294		209,283 SH	Sole
Eaton Vance Ltd Duration Inc F	COM	27828H105		21		1,157 SH	Sole
Eaton Vance T/M Buy-Write Inco	COM	27828X100		4,831		236,790 SH	Sole
Eaton Vance T/M Buy-Write Opp	COM	27828Y108		11,704		598,962 SH	Sole
Eaton Vance TA Gl Div & Inc	COM	27828S101		11,819		427,000 SH	Sole
Eaton Vance TA GL Div Opp	COM	27828U106		2,363		69,500 SH	Sole
Eaton Vance Tax Man Glbl Br	COM	27829C105		18,632		959,900 SH	Sole
Eaton Vance Tax Man Glbl	COM	27829F108		7,712		395,462 SH	Sole
Eaton Vance Tax-Adv Dvd Inc	COM	27828G107		12,576		426,900 SH	Sole
Eaton Vance Tax-Mgd Dvsfied Eq	COM	27828N102		17,938		918,017 SH	Sole
Edison International Common	COM	281020107		56,908		1,014,040 SH	Sole
Education Realty Trust Inc	COM	28140H104		58,382		4,161,200 SH	Sole
EI Du Pont de Nemours & Co	COM	263534109		4,474		88,000 SH	Sole
Eli Lilly and Co Common	COM	532457108		4,705		84,200 SH	Sole
Enel SpA -Spon ADR Common	COM	29265W108		11,648		216,900 SH	Sole
Energy Income And Growth Fd	COM	292697109		3,323		119,100 SH	Sole
EnergySouth Common	COM	292970100		510		10,000 SH	Sole
Enernoc Inc Common	COM	292764107		763		20,000 SH	Sole
Entergy Corp Common	COM	29364G103		145,610		1,356,404 SH	Sole
Enterprise Products Ptnrs Common	COM	293792107		15,100		474,700 SH	Sole
Entertainment Properties Trust	COM	29380T105		66,413		1,234,900 SH	Sole
Equitable Resources Inc Common	COM	294549100		72,517		1,463,220 SH	Sole
Equity Inns Inc Common	COM	294703103		22,315		996,200 SH	Sole
Equity Lifestyle Properties	COM	29472R108		68,206		1,306,886 SH	Sole
Equity One Inc Common	COM	294752100		109,104		4,270,253 SH	Sole
Equity Residential Common	COM	29476L107		617,534		13,533,508 SH	Sole

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

Essex Property Trust Inc Common	COM	297178105	101,540	873,095	SH	Sole
Evergreen Global Div Opptnty	COM	30024H101	8,216	405,739	SH	Sole
Evergreen Util & High Income	COM	30034Q109	1,268	46,726	SH	Sole
Exelon Corp Common	COM	30161N101	179,815	2,476,797	SH	Sole
Extra Space Storage Inc Common	COM	30225T102	126,000	7,636,358	SH	Sole
Exxon Mobil Corp Common	COM	30231G102	12,402	147,850	SH	Sole
Fairpoint Communications Inc	COM	305560104	34,453	1,941,000	SH	Sole
Federal Realty Invs Trust Common	COM	313747206	259,342	3,356,744	SH	Sole
Fiduciary/Claymore Mlp Oppor	COM	31647Q106	3,768	154,700	SH	Sole
Fifth Third Bancorp Common	COM	316773100	5,938	149,300	SH	Sole
First Industrial Realty Trust	COM	32054K103	49,772	1,284,100	SH	Sole
First Potomac Realty Trust	COM	33610F109	45,724	1,963,250	SH	Sole
FirstEnergy Corp Common	COM	337932107	101,966	1,575,255	SH	Sole
Forest City Enterprises Inc	COM	345550107	20,795	338,240	SH	Sole
Fortress Investment Group	COM	34958B106	6,867	288,300	SH	Sole
FPL Group Inc Common	COM	302571104	110,418	1,946,036	SH	Sole
Freddie Mac Common	COM	313400301	8,868	146,100	SH	Sole
Gabelli Dividend & Income Tr	COM	36242H104	12,126	542,808	SH	Sole
Gabelli Global Deal Fund	COM	36245G103	457	24,700	SH	Sole
General Dynamics Corp Common	COM	369550108	14,205	181,600	SH	Sole
General Electric Co Common	COM	369604103	14,902	389,300	SH	Sole
General Growth Properties Inc	COM	370021107	241,311	4,557,322	SH	Sole
General Mills Inc Common	COM	370334104	2,284	39,100	SH	Sole
Glimcher Realty Trust Common	COM	379302102	146,731	5,869,234	SH	Sole
GlobalSantaFe Corp Common	COM	G3930E101	10,664	147,600	SH	Sole

ITEM 1:	ITEM 2:	ITEM 3:	ITEM 4:	ITEM 5:	ITEM 6:	ITEM 7:	
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (X1000)	SHARES/ PRN AMT	SH/ PUT/ CALL	INVSTMT DSCRETN	OTHER MANAGER
GMH Communities Trust Common	COM	36188G102	20,672	2,133,300	SH	Sole	
Gramercy Capital Corp/New York	COM	384871109	60,533	2,198,000	SH	Sole	
H & Q Life Sciences Invstrs CEF	COM	404053100	1,896	140,000	SH	Sole	
HCC Insurance Holdings Inc	COM	404132102	14,129	422,900	SH	Sole	
Health Care Property Investors	COM	421915109	250,484	8,658,306	SH	Sole	
Health Care REIT Inc Common	COM	42217K106	191,782	4,751,786	SH	Sole	
Healthcare Realty Trust Inc	COM	421946104	1,945	70,000	SH	Sole	
Hewlett-Packard Co Common	COM	428236103	31	700	SH	Sole	
Highland Distressed Opprtnties	COM	430067108	2,280	160,000	SH	Sole	
Highwoods Properties Inc Common	COM	431284108	130,476	3,479,356	SH	Sole	
Hilton Hotels Corp Common	COM	432848109	215,492	6,438,361	SH	Sole	
HJ Heinz Co Common	COM	423074103	4,576	96,400	SH	Sole	
Home Properties Inc Common	COM	437306103	253,818	4,887,700	SH	Sole	
Hospitality Properties Trust	COM	44106M102	153,793	3,706,764	SH	Sole	
Host Hotels & Resorts Common	COM	44107P104	363,893	15,739,310	SH	Sole	
HRPT Properties Trust Common	COM	40426W101	74,931	7,204,900	SH	Sole	
HSBC Holdings PLC ADR	COM	404280406	10,159	110,700	SH	Sole	
ING Clarion Global Real Estate	COM	44982G104	16,164	834,913	SH	Sole	
ING Clarion Real Estate Income	COM	449788108	4,056	252,700	SH	Sole	
ING Global Advntge & Premium	COM	44982N109	7,767	346,600	SH	Sole	
ING Global Eqty Div & Premium	COM	45684E107	3,553	170,551	SH	Sole	
ING Risk Managed Natural Res	COM	449810100	6,651	346,200	SH	Sole	
Inland Real Estate Corp Common	COM	457461200	109,870	6,470,600	SH	Sole	
Integrays Energy Group Inc Common	COM	45822P105	10,131	199,700	SH	Sole	
Intel Corp Common	COM	458140100	3,507	147,600	SH	Sole	
International Business Machine	COM	459200101	3,600	34,200	SH	Sole	

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

iStar Financial Inc Common	COM	45031U101	149,627	3,375,300	SH	Sole
ITC Holdings Corp Common	COM	465685105	21,063	518,400	SH	Sole
JC Penney Co Inc Common	COM	708160106	8,838	122,100	SH	Sole
JM Smucker Company Common	COM	832696405	242	3,800	SH	Sole
John Han Bk & Thrift Opp Fd CEF	COM	409735107	10,193	1,123,760	SH	Sole
John Hancock T/A Dvd Income CEF	COM	41013V100	14,316	733,400	SH	Sole
Johnson & Johnson Common	COM	478160104	14,419	234,000	SH	Sole
Johnson Controls Common	COM	478366107	7,004	60,500	SH	Sole
JPMorgan Chase & Co Common	COM	46625H100	10,557	217,900	SH	Sole
Kayne Anderson Energy Tot Rt CEF	COM	48660P104	7,797	269,332	SH	Sole
Kayne Anderson Mlp Investmen CEF	COM	486606106	6,828	205,600	SH	Sole
Keycorp Common	COM	493267108	3,701	107,800	SH	Sole
Kilroy Realty Corp Common	COM	49427F108	191,432	2,702,304	SH	Sole
Kimberly-Clark Corp Common	COM	494368103	4,388	65,600	SH	Sole
Kimco Realty Corp Common	COM	49446K109	32,958	865,731	SH	Sole
Kinder Morgan Energy Partners	COM	494550106	15,375	278,592	SH	Sole
Kraft Foods Inc Common	COM	50075N104	7,136	202,453	SH	Sole
LaSalle Hotel Properties Common	COM	517942108	13,595	313,100	SH	Sole
Leggett & Platt Common	COM	524660107	3,943	178,800	SH	Sole
Liberty All Star Equity Fund CEF	COM	530158104	3,881	432,186	SH	Sole
Liberty Property Trust Common	COM	531172104	558,449	12,712,251	SH	Sole
LMP Cap & Inc CEF CEF	COM	50208A102	10,972	536,259	SH	Sole
Lockheed Martin Corp Common	COM	539830109	12,256	130,200	SH	Sole
Macerich Co/The Common	COM	554382101	544,618	6,607,837	SH	Sole
Mack-Cali Realty Corp Common	COM	554489104	393,035	9,037,351	SH	Sole
Macquarie Global Infr Tot Rt CEF	COM	55608D101	1,896	59,000	SH	Sole
Macquarie/Ft Gl Int/Ut Dv In CEF	COM	55607W100	1,690	60,500	SH	Sole
Madison/Claymore Covered Cal CEF	COM	556582104	2,408	163,489	SH	Sole
Magellan Midstream Holdings	COM	55907R108	1,194	39,800	SH	Sole
Magellan Midstream Partners	COM	559080106	6,153	132,100	SH	Sole
Maguire Properties Inc Common	COM	559775101	232,972	6,786,234	SH	Sole
Masco Corp Common	COM	574599106	3283	115300	SH	Sole
Medtronic Common	COM	585055106	14,293	275600	SH	Sole
Merck and Co Inc Common	COM	589331107	7306	146700	SH	Sole
Microchip Technology Inc Common	COM	595017104	6915	186700	SH	Sole
Microsoft Common	COM	594918104	10485	355800	SH	Sole
Mid-America Apartment Comm	COM	59522J103	139732	2662582	SH	Sole
Mirant Corp Common	COM	60467R100	4606	108000	SH	Sole
Mission West Properties Common	COM	605203108	37827	2713600	SH	Sole
Monsanto Co Common	COM	61166W101	9044	133900	SH	Sole
Morgan Stanley Common	COM	617446448	6895	82200	SH	Sole
Morgan Stanley Emerging Mkts CEF	COM	61744G107	811	29800	SH	Sole
Nasdaq Premium Income & Growth	COM	63110R105	6071	315354	SH	Sole
National City Corp Common	COM	635405103	6031	181000	SH	Sole
National Fuel Gas Co Common	COM	636180101	2261	52200	SH	Sole
National Retail Properties	COM	637417106	20422	934200	SH	Sole
Nationwide Health Properties I	COM	638620104	231694	8518170	SH	Sole
Neuberger Berman Dvd Adv Fd CEF	COM	64127J102	3745	165700	SH	Sole
Neuberger Berman Income Opp CEF	COM	64126L108	3261	207700	SH	Sole
Neuberger Berman Real Estate CEF	COM	64190A103	8219	477847	SH	Sole
Neuberger Berman Realty Inc CEF	COM	64126G109	5692	253086	SH	Sole
Newcastle Investment Corp Common	COM	65105M108	135001	5384976	SH	Sole
Newell Rubbermaid Inc Common	COM	651229106	2119	72000	SH	Sole
NFJ Dvd Interest & Pr Strat CEF	COM	65337H109	12893	509000	SH	Sole
Nicholas Applegate Eq & Cvrt CEF	COM	65370K100	3782	155000	SH	Sole
Nicholas-Applegate Conv. & Inc	COM	65370G109	2596	168904	SH	Sole
Nicholas-Applegate Intl & Prem	COM	65370C108	2835	100000	SH	Sole

ITEM 1:

ITEM 2:

ITEM 3:

ITEM 4:

ITEM 5:

ITEM 6:

ITEM 7:

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (X1000)	SHARES/ PRN AMT	SH/ PUT/ INVSTMT PRN CALL DCRETN	OTHER MANAGER
Nike Inc Common	COM	654106103		10824	185700 SH	Sole
Nokia OYJ ADR	COM	654902204		6825	242800 SH	Sole
Nordstrom Inc Common	COM	655664100		3584	70100 SH	Sole
Northeast Utilities Common	COM	664397106		16,854	594,300 SH	Sole
NRG Energy Common	COM	629377508		14924	359000 SH	Sole
NSTAR Common	COM	67019E107		27583	850013 SH	Sole
Nuveen Diversified Dividend an	COM	6706EP105		6179	334200 SH	Sole
Nuveen Equity Prem & Growth CEF	COM	6706EW100		1790	93700 SH	Sole
Nuveen Equity Premium Income CEF	COM	6706ER101		4284	234460 SH	Sole
Nuveen Global Value Oppty CEF	COM	6706EH103		2524	130100 SH	Sole
Nuveen Real Estate Income Fd CEF	COM	67071B108		8478	352500 SH	Sole
Nuveen Tax-Adv Tot Ret Strat CEF	COM	67090H102		2002	75500 SH	Sole
OGE Energy Corp Common	COM	670837103		6359	173500 SH	Sole
Old Mutual Claymore Long-Short	COM	68003N103		2834	149700 SH	Sole
Omega Healthcare Investors Inc	COM	681936100		30587	1932200 SH	Sole
Oneok Inc Common	COM	682680103		4950	98200 SH	Sole
Paccar Inc Common	COM	693718108		3464	39800 SH	Sole
Parkway Properties Inc/Md Common	COM	70159Q104		112936	2351373 SH	Sole
Paychex Inc Common	COM	704326107		5285	135100 SH	Sole
Pepco Holdings Inc Common	COM	713291102		66834	2370000 SH	Sole
Petro-Canada Common	COM	71644E102		7145	134400 SH	Sole
Pfizer Inc Common	COM	717081103		13755	537950 SH	Sole
PG&E Corp Common	COM	69331C108		104077	2297507 SH	Sole
PIMCO Corporate Opportunity	COM	72201B101		536	35455 SH	Sole
PIMCO Global StocksPLUS & Inc	COM	722011103		1037	38800 SH	Sole
Pinnacle West Capital Corp	COM	723484101		40651	1020100 SH	Sole
Pitney Bowes Inc Common	COM	724479100		4588	98000 SH	Sole
Plum Creek Timber co Common	COM	729251108		93208	2237361 SH	Sole
PNC Financial Services Group	COM	693475105		422	5900 SH	Sole
PNM Resources Common	COM	69349H107		1943	69900 SH	Sole
Post Properties Inc Common	COM	737464107		29166	559486 SH	Sole
PPG Industries Inc Common	COM	693506107		2382	31300 SH	Sole
PPL Corp Common	COM	69351T106		66361	1418278 SH	Sole
Procter & Gamble Co Common	COM	742718109	14190		231900 SH	Sole
Progress Energy Inc Common	COM	743263105		91392	2004650 SH	Sole
Prologis Common	COM	743410102		431880	7590162.03 SH	Sole
PS Business Parks Inc Common	COM	69360J107		35824	565312 SH	Sole
Public Service Enterprise Grou	COM	744573106		129778	1478443 SH	Sole
Public Storage Inc Common	COM	74460D109		557235	7253775.36 SH	Sole
Public Storage Inc Series A	COM	74460D729		21489	826200 SH	Sole
Questar Corp Common	COM	748356102		596	11278 SH	Sole
Ramco-Gershenson Properties	COM	751452202		53798	1497300 SH	Sole
Rayonier Inc Common	COM	754907103		23166	513216 SH	Sole
Real Estate Income Fund CEF	COM	50208C108		6803	315534 SH	Sole
Reaves Utility Inc CEF	COM	756158101		2994	119000 SH	Sole
Regency Centers Corp Common	COM	758849103		125256	1776685 SH	Sole
Rio Tinto Plc ADR ADR	COM	767204100		31	100 SH	Sole
RR Donnelley & Sons Co Common	COM	257867101		2345	53900 SH	Sole
SCANA Corp Common	COM	80589M102		6012	157000 SH	Sole
Schlumberger LTD Common	COM	806857108		8885	104600 SH	Sole
Sempra Energy Common	COM	816851109		12644	213468 SH	Sole
Senior Housing Prop Trust Common	COM	81721M109		150383	7389835 SH	Sole
Sierra Pacific Resources Common	COM	826428104		1108	63100 SH	Sole
Simon Property Group Inc Common	COM	828806109		656466	7055744 SH	Sole
SL Green Realty Corp Common	COM	78440X101		331676	2677182.6 SH	Sole
Sonoco Products Common	COM	835495102		2522	58900 SH	Sole

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

Source Capital Inc CEF	COM	836144105	689	10000	SH	Sole
South Jersey Industries Common	COM	838518108	672	19000	SH	Sole
Southern Union Co Common	COM	844030106	987	30300	SH	Sole
Sovran Self Storage Inc Common	COM	84610H108	134029	2782993	SH	Sole
Spectra Energy Corp Common	COM	847560109	102902	3963860	SH	Sole
Starwood Hotels & Resorts Worl	COM	85590A401	204117	3043341	SH	Sole
Strategic Hotel Capital Inc	COM	86272T106	246049	10940404	SH	Sole
Sun Communities Inc Common	COM	866674104	41333	1388411	SH	Sole
Sunamerica Focused Alpha Gr CEF	COM	867037103	7096	372500	SH	Sole
Sunstone Hotel Investors Inc	COM	867892101	47026	1656424	SH	Sole
Supervalu Common	COM	868536103	3761	81200	SH	Sole
Targa Resources Partners LP	COM	87611X105	13166	393000	SH	Sole
Taubman Centers Inc Common	COM	876664103	73701	1485599	SH	Sole
TCW Strategic Income Fund CEF	COM	872340104	834	173400	SH	Sole
Teco Energy Common	COM	872375100	13263	772000	SH	Sole
Teva Pharmaceutical ADR	COM	881624209	10275	249100	SH	Sole
The Southern Co Common	COM	842587107	127522	3718924	SH	Sole
Thomas Properties Group Inc	COM	884453101	24175	1512800	SH	Sole
Time Warner Common	COM	887317105	10539	500900	SH	Sole
Total SA Spon ADR	COM	89151E109	36	450	SH	Sole
TS&W/Claymore T/A Balanced CEF	COM	87280R108	1177	78100	SH	Sole
TXU Corp Common	COM	873168108	123232	1831080	SH	Sole
U-Store-It Trust Common	COM	91274F104	92211	5626054	SH	Sole
UDR INC Common	COM	902653104	313070	11903803	SH	Sole
Union Pacific Corp Common	COM	907818108	35	300	SH	Sole

ITEM 1:	ITEM 2:	ITEM 3:	ITEM 4:	ITEM 5:	ITEM 6:	ITEM 7:
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (X1000)	SHARES/ PRN AMT	SH/ PUT/ INVSTMT PRN CALL DSCRETN	OTHER MANAGER
United Parcel Service Inc Common	COM	911312106	14074	192800	SH	Sole
Universal Compression Partners	COM	913430104	7538	206000	SH	Sole
Urstadt Biddle Properties Inc	COM	917286205	33593	1974877	SH	Sole
US Bancorp Common	COM	902973304	16650	505300	SH	Sole
Valero Energy Corp Common	COM	91913Y100	2290	31000	SH	Sole
Vectren Corp Common	COM	92240G101	19448	722167	SH	Sole
Ventas Inc Common	COM	92276F100	382935	10563708	SH	Sole
Verizon Communications Inc	COM	92343V104	47350	1150100	SH	Sole
VF Corp Common	COM	918204108	2509	27400	SH	Sole
Vornado Realty Trust Common	COM	929042109	688568	6268822	SH	Sole
Wachovia Corp Common	COM	929903102	11880	231800	SH	Sole
Washington Mututal Inc. Common	COM	939322103	6524	153000	SH	Sole
Washington Real Estate Inv	COM	939653101	43996	1293995	SH	Sole
Waste Management Inc Common	COM	94106L109	2511	64300	SH	Sole
Weingarten Realty Investors	COM	948741103	99462	2419993	SH	Sole
Wells Fargo & Co Common	COM	949746101	19108	543300	SH	Sole
Western Asset High Income Fund	COM	95766J102	4101	375174	SH	Sole
Western Asset Managed Inc Fund	COM	95766K109	2275	340100	SH	Sole
Western Asset Opportunity Fund	COM	95766L107	4371	664287	SH	Sole
Whole Foods Market Common	COM	966837106	115	3000	SH	Sole
Williams Cos Inc Common	COM	969457100	2286	72300	SH	Sole
Windstream Corp Common	COM	97381W104	12280	832000	SH	Sole
Wisconsin Energy Group Common	COM	976657106	2167	49000	SH	Sole
Worthington Industries Common	COM	981811102	6833	315600	SH	Sole
Xcel Energy Inc Common	COM	98389B100	64595	3155603	SH	Sole
Yum! Brands Common	COM	988498101	10693	326800	SH	Sole

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

Barclays Bank PLC 6.625% (BCS)	ADR	06739F390	2371	92800	SH	Sole
HSBC Holdings PLC 6.20% (HBC A)	ADR	404280604	503	21100	SH	Sole
Prudential PLC 6.52% (PUK A)	PER	G7293H189	644	25900	SH	Sole
Royal Bank of Scotland Pfd H	SPON ADR	780097879	3232	127400	SH	Sole
Teekay LNG Partners LP Common	PRTNR	Y8564M105	6484	179700	SH	Sole
Teekay Offshore Partners LP	PRTNR	Y8565J101	7304	214200	SH	Sole
Williams Partners LP Common	COM UNIT	96950F104	41757	864900	SH	Sole
Crescent Real Estate EQT Pfd A	PFD CV	225756204	35211	1416375	SH	Sole

 358 Data Records

19,668,599 Value Total

01 Other Manager on whose behalf report is filed