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COHEN & STEERS INC
Form 13F-HR
February 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: December 31, 2006
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: Robert Steers
Title: Co-Chariman and Co-Chief Executive Officer
Phone: (212) 832-3232

Signature, Place, and Dating of Signing:

/s/ Robert Steers New York, NY February 14, 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
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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: 294

Form 13F Information Table Value Total: 20,255,865 (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		Houlihan Rovers, 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	COM	88579Y101	1,886	24,200	SH	Shared	
AES Corp	COM	00130H105	1,366	62,000	SH	Shared	
AGL Resources	COM	001204106	13,210	339,500	SH	Shared	
AIM Select Real Estate Income Fun	COM	00888R107	1,167	70,000	SH	Shared	
AMB Property Corp.	COM	00163T109	111,020	1,894,212	SH	Shared	1
AT&T Corp	COM	00206R102	1,469	41,100	SH	Shared	
Abbott Laboratories	COM	002824100	3,936	80,800	SH	Shared	
Acadia Realty Tr.	COM	004239109	16,496	659,300	SH	Shared	
Ace ltd	COM	G0070K103	806	13,300	SH	Shared	
Advent Claymore Cvt Sec& Inc	COM	00764C109	2,842	100,500	SH	Shared	
Advent/Claymore Enh Gr & Inc	COM	00765E104	3,942	203,700	SH	Shared	
Aflac Inc	COM	001055102	1,596	34,700	SH	Shared	
Alcoa Inc.	COM	013817101	375	12,500	SH	Shared	
Alexandria Real Estate	COM	015271109	201,577	2,007,736	SH	Shared	1
Allegheny Energy, Inc.	COM	017361106	2,525	55,000	SH	Shared	
Alliant Energy Corp	COM	018802108	1,133	30,000	SH	Shared	
Allstate Corp	COM	020002101	1,087	16,700	SH	Shared	
Altria Group Inc	COM	02209S103	6,591	76,800	SH	Shared	
Ameren Corp	COM	023608102	129,661	2,413,200	SH	Shared	2
American Campus Communities	COM	024835100	77,680	2,728,500	SH	Shared	2
American Financial Realty Tr	COM	02607P305	5,062	442,500	SH	Shared	

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American International Group	COM	026874107	502	7,000	SH	Shared	
Anheuser-Busch Co	COM	035229103	2,411	49,000	SH	Shared	
Apartment Investment	COM	03748R101	468,209	8,357,887	SH	Shared	7
Aquila Inc	COM	03840P102	868	184,600	SH	Shared	
Archstone-Smith Tr.	COM	039583109	524,074	9,003,168	SH	Shared	8
Ashford Hospitality Trust	COM	044103109	15,184	1,219,600	SH	Shared	1
Atmos Energy Corp	COM	049560105	6,717	210,500	SH	Shared	
AvalonBay Comm.	COM	053484101	625,461	4,809,383	SH	Shared	4
Avery Dennison Corp.	COM	053611109	2,038	30,000	SH	Shared	
BP plc	COM	055622104	711	10,600	SH	Shared	
BRE Properties	COM	05564E106	299,261	4,602,613	SH	Shared	4
Baker Hughes Inc	COM	057224107	859	11,500	SH	Shared	
Bank of America Corp.	COM	060505104	7,880	147,600	SH	Shared	
Bellsouth Corp	COM	079860102	4,791	101,700	SH	Shared	
BioMed Property Trust	COM	09063H107	148,262	5,183,969	SH	Shared	4
Blackrock Dividend Achievers	COM	09250N107	4,655	308,100	SH	Shared	
Blackrock Global Enrg & Res	COM	09250U101	10,266	372,625	SH	Shared	
Blackrock Health Sciences Tr	COM	09250W107	1,015	37,500	SH	Shared	
Blackrock Strat Dvd Achv Trs	COM	09249Y107	5,677	367,000	SH	Shared	
Boeing Co	COM	097023105	373	4,200	SH	Shared	
Boston Properties	COM	101121101	467,091	4,174,927	SH	Shared	4
Brandywine Realty Tr.	COM	105368203	291,658	8,771,658	SH	Shared	8
Brookfield Properties	COM	112900105	426,744	10,850,349	SH	Shared	10
CBL & Associates	COM	124830100	48,703	1,123,485	SH	Shared	1
CMS Energy Corp	COM	125896100	2,515	150,600	SH	Shared	
Calamos Strat Tot Return Fd	COM	128125101	11,428	730,700	SH	Shared	
Camden Ppty Trust	COM	133131102	197,278	2,671,330	SH	Shared	2
Carnival Corp.	COM	143658300	270	5,500	SH	Shared	
Cedar Shopping Centers Inc.	COM	150602209	85,322	5,362,800	SH	Shared	5
ChevronTexaco Corp.	COM	166764100	5,316	72,300	SH	Shared	
Citigroup Inc	COM	172967101	7,854	141,000	SH	Shared	
Citizens Communications Co.	COM	17453B101	33,627	2,340,100	SH	Shared	2
Cleco Corporation	COM	12561W105	12,671	502,200	SH	Shared	
Clough Global Allocation Fd	COM	18913Y103	482	21,700	SH	Shared	
Clough Global Equity Fund	COM	18914C100	1,946	91,900	SH	Shared	
Clough Global Opportunities Fund	COM	18914E106	3,614	198,900	SH	Shared	
Coca-cola Co/The	COM	191216100	2,572	53,300	SH	Shared	
Colonial Property Tr	COM	195872106	216,670	4,621,795	SH	Shared	4
Comerica	COM	200340107	3,356	57,200	SH	Shared	
ConocoPhillips	COM	20825C104	3,655	50,800	SH	Shared	
Consolidated Edison Inc	COM	209115104	110,643	2,301,700	SH	Shared	2
Constellation Energy Group	COM	210371100	2,066	30,000	SH	Shared	
Contrywide Financial Corp	COM	222372104	522	12,300	SH	Shared	
Corporate Office Pptys	COM	22002T108	252	5,000	SH	Shared	
Costco Wholesale Corp	COM	22160K105	835	15,800	SH	Shared	
Cousins Properties	COM	222795106	57,352	1,626,071	SH	Shared	1
Crescent Real Estate	COM	225756105	29,810	1,509,369	SH	Shared	1
DCP Midstream Partners LP	COM	23311P100	13,146	380,500	SH	Shared	
DPL Inc.	COM	233293109	9,240	332,600	SH	Shared	
DTE Energy Co	COM	233331107	106,512	2,200,200	SH	Shared	2
DWS RREEF Real Estate Fd II	COM	23338X102	6,735	348,600	SH	Shared	
DWS RREEF Real Estate Fd Inc	COM	233384106	4,149	164,571	SH	Shared	
Developers Divers.	COM	251591103	144,373	2,293,456	SH	Shared	2
Devon Energy Corporation	COM	25179M103	624	9,300	SH	Shared	
Diageo Capital PLC	COM	25243Q205	1,015	12,800	SH	Shared	
Diamondrock Hospitality Company	COM	252784301	82,215	4,564,945	SH	Shared	4
Digital Realty Trust Inc.	COM	253868103	12,100	353,500	SH	Shared	

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (X1000)	SHARES/ PRN AMT	SH/ PUT/ INVSTMT PRN CALL DSCRETN	OTHER MANAGERS
Dividend Cap Real Inc Alloc	COM	25537T105	1,434	88,300	SH	Shared
Dominion Resources Inc	COM	25746U109	52,140	621,900	SH	Shared
Dow Chemical Co	COM	260543103	3,096	77,600	SH	Shared
Dreman/Claymore Dvd & Income	COM	26153R100	3,716	161,700	SH	Shared
Du Pont (E.I.) De Nemours	COM	263534109	2,908	59,700	SH	Shared
Duke Energy Corporation	COM	26441C105	291,282	8,770,920	SH	Shared
Duke Realty Corp	COM	264411505	19,556	478,145	SH	Shared
Dws Gbl Commod Stock Fd Inc	COM	23338Y100	928	58,900	SH	Shared
E.ON AG-Spons ADR	COM	268780103	59,973	1,327,138	SH	Shared
Eastgroup Properties	COM	277276101	75,520	1,410,006	SH	Shared
Eastman Chemical Company	COM	277432100	3,019	50,900	SH	Shared
Eaton Vance Enh Eqt Inc II	COM	278277108	3,498	169,300	SH	Shared
Eaton Vance Enhanced Eq Incm	COM	278274105	4,974	237,200	SH	Shared
Eaton Vance Ltd Duration Fnd	COM	27828H105	5,930	331,100	SH	Shared
Eaton Vance T/A Gl Dvd Incm	COM	27828S101	6,421	248,500	SH	Shared
Eaton Vance T/M Buy-Wr In	COM	27828X100	3,401	161,200	SH	Shared
Eaton Vance T/M Buy-Write Op	COM	27828Y108	5,907	290,000	SH	Shared
Eaton Vance Tax Adv Gl Dvd O	COM	27828U106	1,876	60,000	SH	Shared
Eaton Vance Tax Man Gbl Br	COM	27829C105	9,483	466,700	SH	Shared
Eaton Vance Tax-Adv Dvd Inc	COM	27828G107	3,367	120,800	SH	Shared
Edison International	COM	281020107	64,365	1,415,240	SH	Shared
Education Realty Trust	COM	28140H104	42,752	2,894,500	SH	Shared
El Paso Electric Co	COM	283677854	1,760	72,200	SH	Shared
Eli Lilly & Co	COM	532457108	1,652	31,700	SH	Shared
Energy East Corp	COM	29266M109	8,365	337,300	SH	Shared
Energy Income & Growth	COM	292697109	1,892	74,500	SH	Shared
Entergy Corp	COM	29364G103	117,653	1,274,404	SH	Shared
Entertainment Properties	COM	29380T105	75,493	1,291,800	SH	Shared
Equitable Resources Inc	COM	294549100	61,507	1,473,220	SH	Shared
Equity Inns Inc	COM	294703103	20,574	1,289,100	SH	Shared
Equity Office Pptys	COM	294741103	1,271,663	26,399,480	SH	Shared
Equity One	COM	294752100	39,539	1,483,100	SH	Shared
Equity Residential	COM	29476L107	647,424	12,757,133	SH	Shared
Essex Property Tr.	COM	297178105	218,452	1,690,150	SH	Shared
Exelon Corp	COM	30161N101	165,166	2,668,697	SH	Shared
Extra Space Storage Inc.	COM	30225T102	140,095	7,672,236	SH	Shared
Exxon Mobil Corp	COM	30231G102	1,080	14,100	SH	Shared
FPL Group Inc	COM	302571104	91,370	1,678,986	SH	Shared
Fairpoint Communicationss Inc	COM	305560104	34,887	1,841,000	SH	Shared
Federal Realty Inv.	COM	313747206	261,286	3,073,961	SH	Shared
Fiduciary/Claymore Mlp Oppor	COM	31647Q106	2,433	107,200	SH	Shared
Fifth Third Bancorp	COM	316773100	3,786	92,500	SH	Shared
First Horizon National Corp.	COM	320517105	5,216	124,850	SH	Shared
First Industrial Rlty	COM	32054K103	60,211	1,284,100	SH	Shared
First Trust Value Line 100	COM	33735D104	1,019	69,400	SH	Shared
FirstEnergy Corp	COM	337932107	84,170	1,395,855	SH	Shared
Flah & Crum/Claymore Pfd Sec	COM	338478100	5,222	243,900	SH	Shared
Forest City Enterprises	COM	345550107	20,232	346,432	SH	Shared
Freddie Mac	COM	313400301	760	11,200	SH	Shared
GMH Communities Trust	COM	36188G102	47,361	4,666,151	SH	Shared
Gabelli Dividend & Income Tr	COM	36242H104	8,005	373,000	SH	Shared
General Dynamics Corp	COM	369550108	967	13,000	SH	Shared
General Electric	COM	369604103	5,630	151,300	SH	Shared
General Growth	COM	370021107	219,079	4,194,507	SH	Shared
General Mills Inc	COM	370334104	2,137	37,100	SH	Shared

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Glimcher Realty Tr	COM	379302102	154,532	5,785,534	SH	Shared	5
GlobalSantaFe Corp	COM	G3930E101	1,158	19,700	SH	Shared	
Gramercy Capital Corp	COM	384871109	67,958	2,200,000	SH	Shared	2
HCC Insurance Inc	COM	404132102	1,097	34,200	SH	Shared	
HJ Heinz Company	COM	423074103	3,259	72,400	SH	Shared	
HRPT Properties Tr.	COM	40426W101	94,926	7,686,300	SH	Shared	7
HSBC Holdings - Spons ADR	COM	404280406	1,081	11,800	SH	Shared	
Harrah's Entertainment	COM	413619107	538	6,500	SH	Shared	
Hawaiian Electric Industries	COM	419870100	19,836	730,600	SH	Shared	
Health Care Ppty	COM	421915109	314,856	8,551,234	SH	Shared	8
Health Care REIT	COM	42217K106	249,258	5,794,002	SH	Shared	5
Healthcare Rlty Tr.	COM	421946104	7,979	201,800	SH	Shared	
Hershey Company	COM	427866108	812	16,300	SH	Shared	
Highwoods Properties	COM	431284108	144,111	3,535,600	SH	Shared	3
Hilton Hotels Corp	COM	432848109	192,060	5,503,138	SH	Shared	5
Home Properties	COM	437306103	244,181	4,119,806	SH	Shared	4
Hospitality Pptys Tr	COM	44106M102	163,538	3,440,734	SH	Shared	3
Host Hotels & Resorts	COM	44107P104	444,056	18,087,825	SH	Shared	17
ING Clarion Gl R/E Income Fd	COM	44982G104	7,476	302,900	SH	Shared	
ING Clarion Real Estate Income	COM	449788108	3,635	179,700	SH	Shared	
ING Global Advantage & Pre	COM	44982N109	5,030	228,431	SH	Shared	
ITC Holdings Corp.	COM	465685105	21,761	545,400	SH	Shared	
Inland Real Estate Corp	COM	457461200	124,383	6,644,400	SH	Shared	6
Intel Corp	COM	458140100	277	13,700	SH	Shared	
Intercontinental Hotels - ADR	COM	45857P202	657	26,013	SH	Shared	
International Business Machines	COM	459200101	350	3,600	SH	Shared	
J.C. Penney	COM	708160106	789	10,200	SH	Shared	

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JPMorgan Chase and Co	COM	46625H100	932	19,300	SH	Shared	
John Han Bk & Thrift Opp Fd	COM	409735107	6,158	611,600	SH	Shared	
John Hancock Pfd Income II	COM	41013X106	494	19,400	SH	Shared	
John Hancock Pfd Income III	COM	41021P103	3,189	142,300	SH	Shared	
John Hancock T/A Dvd Income	COM	41013V100	10,031	492,900	SH	Shared	
Johnson Controls	COM	478366107	241	2,800	SH	Shared	
Johnson and Johnson	COM	478160104	1,287	19,500	SH	Shared	
Kayne Anderson Energy Tot Rt	COM	48660P104	6,435	247,979	SH	Shared	
Kellogg Co	COM	487836108	4,310	86,100	SH	Shared	
KeyCorp	COM	493267108	5,267	138,500	SH	Shared	
Kilroy Realty	COM	49427F108	223,071	2,859,883	SH	Shared	2
Kimberly-Clark Corp	COM	494368103	3,105	45,700	SH	Shared	
Kimco Realty Corp.	COM	49446R109	11,995	266,846	SH	Shared	
Kite Realty Group Trust	COM	49803T102	17,860	959,200	SH	Shared	
Leggett & Platt Inc	COM	524660107	1,752	73,300	SH	Shared	
Lexington Corporate	COM	529043101	3,103	138,400	SH	Shared	
Liberty All Star Equity Fund	COM	530158104	1,465	176,700	SH	Shared	
Liberty Property Tr	COM	531172104	634,056	12,903,042	SH	Shared	12
Limited Brands	COM	532716107	2,874	99,300	SH	Shared	
Linear Technology Corp	COM	535678106	628	20,700	SH	Shared	
Lockheed Martin Corp	COM	539830109	1,142	12,400	SH	Shared	
Macerich	COM	554382101	450,540	5,204,345	SH	Shared	5
Mack-Cali Realty	COM	554489104	466,977	9,156,405	SH	Shared	8

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Macquarie Global Infr Tot Rt	COM	55608D101	3,137	114,600	SH	Shared
Macquarie/Ft Gl Int/Ut Dv In	COM	55607W100	1,332	52,200	SH	Shared
Madison/Claymore Covered Cal	COM	556582104	526	34,800	SH	Shared
Magellan Midstream Holdings	COM	55907R108	888	39,800	SH	Shared
Maguire Properties	COM	559775101	213,269	5,331,738	SH	Shared
Masco Corp	COM	574599106	1,389	46,500	SH	Shared
Mcdonald's Corp	COM	580135101	528	11,900	SH	Shared
Medical Properties Trust	COM	58463J304	19,429	1,269,900	SH	Shared
Medtronic Inc	COM	585055106	974	18,200	SH	Shared
Microchip Technology	COM	595017104	693	21,200	SH	Shared
Microsoft Corp	COM	594918104	708	23,700	SH	Shared
Mid-America Apartment Communities	COM	59522J103	90,903	1,588,100	SH	Shared
Mission West	COM	605203108	37,831	2,887,900	SH	Shared
Monsanto Company	COM	61166W101	499	9,500	SH	Shared
Morgan Stanley	COM	617446448	497	6,100	SH	Shared
NFJ Dvd Interest & Pr Strat	COM	65337H109	13,451	535,900	SH	Shared
National City Corp.	COM	635405103	5,619	153,700	SH	Shared
National Retail Properties	COM	637417106	21,440	934,200	SH	Shared
Nationwide Health	COM	638620104	274,937	9,097,855	SH	Shared
Neuberger Berman Dvd Adv Fd	COM	64127J102	3,901	165,700	SH	Shared
Neuberger Berman Income Opp	COM	64126L108	2,664	150,100	SH	Shared
Neuberger Berman Real Estate	COM	64190A103	5,743	314,500	SH	Shared
Neuberger Berman Realty Inc	COM	64126G109	2,634	108,800	SH	Shared
New Plan Excel Rlty	COM	648053106	33,089	1,204,127	SH	Shared
Newcastle Investment Corporation	COM	65105M108	172,287	5,500,876	SH	Shared
Newell Rubbermaid Inc.	COM	651229106	4,125	142,500	SH	Shared
NiSource Inc	COM	65473P105	4,073	169,000	SH	Shared
Nike Inc.	COM	654106103	723	7,300	SH	Shared
Nokia Corporation	COM	654902204	219	10,800	SH	Shared
Nordstrom Inc	COM	655664100	622	12,600	SH	Shared
Northeast Utilities	COM	664397106	18,369	652,300	SH	Shared
Northrop Grumman Corp	COM	666807102	623	9,200	SH	Shared
Nstar	COM	67019E107	24,983	727,100	SH	Shared
Nuveen Equity Premium Income	COM	6706ER101	6,615	344,160	SH	Shared
Nuveen Equity Premium and Growth	COMd	6706EW100	4,142	213,700	SH	Shared
Omega Healthcare	COM	681936100	3,333	188,100	SH	Shared
PACCAR Inc.	COM	693718108	753	11,600	SH	Shared
PG&E Corp	COM	69331C108	113,143	2,390,507	SH	Shared
PPG Industries Inc.	COM	693506107	1,843	28,700	SH	Shared
PPL Corp	COM	69351T106	51,788	1,444,978	SH	Shared
Parkway Pptys	COM	70159Q104	105,769	2,073,500	SH	Shared
Paychex Inc.	COM	704326107	803	20,300	SH	Shared
Pennsylvania REIT	COM	709102107	22,447	570,000	SH	Shared
Pepco Holdings Inc	COM	713291102	62,424	2,400,000	SH	Shared
Petro-Canada	COM	71644E102	685	16,700	SH	Shared
Pfizer Inc.	COM	717081103	4,595	177,400	SH	Shared
Pinnacle West Capital Corp	COM	723484101	67,185	1,325,400	SH	Shared
Pitney Bowes Inc	COM	724479100	3,820	82,700	SH	Shared
Plum Creek & Timber	COM	729251108	132,560	3,326,484	SH	Shared
Post Properties	COM	737464107	145,701	3,188,209	SH	Shared
ProLogis	COM	743410102	271,252	4,463,579	SH	Shared
Procter & Gamble Company	COM	742718109	1,150	17,900	SH	Shared
Progress Energy Inc	COM	743263105	98,388	2,004,650	SH	Shared
Public Service Enterprise Group	COM	744573106	95,656	1,441,043	SH	Shared
Public Storage Inc.	COM	74460D109	431,223	4,422,795	SH	Shared
Public Storage-Series A	COM	74460D729	21,704	826,200	SH	Shared
Questar Corp	COM	748356102	1,133	13,639	SH	Shared
RR Donnelley & Sons	COM	257867101	3,917	110,200	SH	Shared
Ramco-Gershenson	COM	751452202	57,855	1,516,900	SH	Shared
Reaves Utility Income Trust	COM	756158101	4,073	168,800	SH	Shared

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Reckson Assoc	COM	75621K106	99,491	2,181,828	SH	Shared	2
Regency Centers Corp	COM	758849103	85,321	1,091,475	SH	Shared	1
SL Green Realty	COM	78440X101	197079.1	1,484,255	SH	Shared	1
Scana Corp Hldg Co.	COM	80589M102	5402	133,000	SH	Shared	
Schlumberger Ltd	COM	806857108	549	8,700	SH	Shared	
Sempra Energy	COM	816851109	11907	212,468	SH	Shared	
Senior Housing Pptys	COM	81721M109	130332	5,324,000	SH	Shared	5
Sierra Pacific Resources	COM	826428104	2577	153,100	SH	Shared	
Simon Property Group	COM	828806109	553281.4	5,462,347	SH	Shared	5
Sonoco Products Co	COM	835495102	2067	54,300	SH	Shared	
Southern Co	COM	842587107	144968	3,932,924	SH	Shared	3
Southern Union Co	COM	844030106	1602	57,300	SH	Shared	
Sovran Self Storage	COM	84610H108	93011	1,623,800	SH	Shared	1
Spirit Finance Corp.	COM	848568309	105463	8,457,300	SH	Shared	8
Starwood Hotels	COM	85590A401	211255.5	3,380,081	SH	Shared	3
Strategic Hotel Capital	COM	86272T106	218396	10,022,760	SH	Shared	9
Sun Communities	COM	866674104	82675	2,554,862	SH	Shared	2
Sunamerica Focused Alpha Gr	COM	867037103	4171	211,300	SH	Shared	
TS&W/Claymore T/A Balanced	COM	87280R108	1217	77,200	SH	Shared	
TXU Corp	COM	873168108	106896	1,971,880	SH	Shared	1
Tanger Factory Ctrs	COM	875465106	85479.21	2,187,286	SH	Shared	2
Taubman Centers	COM	876664103	83059.42	1,633,097	SH	Shared	1
Teco Energy	COM	872375100	13594	789,000	SH	Shared	
Teekay LNG Partners LP	COM	Y8564M105	5986	179,700	SH	Shared	
Teva Pharmaceutical	COM	881624209	578	18,600	SH	Shared	
Thomas Properties Group	COM	884453101	10085	629,900	SH	Shared	
Time Warner Inc	COM	887317105	460	21,100	SH	Shared	
U-Store-It Trust	COM	91274F104	115289	5,610,154	SH	Shared	5
US Bancorp	COM	902973304	7412	204,800	SH	Shared	
United Dominion	COM	910197102	163761	5,151,343	SH	Shared	5
United Parcel Svc	COM	911312106	945	12,600	SH	Shared	
Urstadt Biddle Class A	COM	917286205	33745	1,767,677	SH	Shared	1
Vectren Corporation	COM	92240G101	15743	556,667	SH	Shared	
Ventas Inc.	COM	92276F100	421427	9,958,113	SH	Shared	
Verizon Communications	COM	92343V104	6510	174,800	SH	Shared	
Vodafone Group Plc	COM	92857W209	333	11,988	SH	Shared	
Vornado Realty Tr.	COM	929042109	693370.3	5,706,755	SH	Shared	5
WPS Resources Corp	COM	92931B106	4528	83,800	SH	Shared	
Washington Mutual	COM	939322103	7101	156,100	SH	Shared	
Waste Management Inc	COM	94106L109	1349	36,700	SH	Shared	
Wells Fargo and Co	COM	949746101	1629	45,800	SH	Shared	
Weyerhaeuser Co	COM	962166104	1406	19,900	SH	Shared	
Williams Cos Inc	COM	969457100	478	18,300	SH	Shared	
Williams Partners LP	COM	96950F104	12550	324,300	SH	Shared	
Wisconsin Energy Group	COM	976657106	1946	41,000	SH	Shared	
Xcel Energy Inc	COM	98389B100	75720	3,283,603	SH	Shared	3
YUM! Brands	COM	988498101	635	10,800	SH	Shared	
iStar Financial	COM	45031U101	162488	3,397,900	SH	Shared	3
Crescent Real Estate Pr.A	PFD	225756204	53061	2,425,100	SH	Shared	2
HSBC Holdings PLC 6.20% (HBC A)	PFD	404280604	536	21,100	SH	Shared	
Royal Bank of Scotland Pr.H	PFD	780097879	3034	120,000	SH	Shared	
Royal Bank of Scotland Pr.K	PFD	780097820	764	30,600	SH	Shared	

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294 Data Records
20,255,865 Value Total
01 Other Manager on whose behalf report is filed