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COHEN & STEERS INC
Form 13F-HR
November 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: September 28, 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/ Lisa Phelan New York, NY November 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: 362
 Form 13F Information Table Value Total: 19,733,968 (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/ PRN AMT	SH/ PUT/ CALL	INVSTMT DSCRETN	OTHER MANAGER
3M Co Common	COM	88579Y101	2,733	29,200	SH		Sole
Abbott Laboratories Commo	COM	002824100	18,995	354,263	SH		Sole
ACE Ltd Common	COM	G0070K103	12,078	199,400	SH		Sole
Advent Claymore Conv Sec	COM	00764C109	16,208	634,118	SH		Sole
Advent Claymore Global Co	COM	007639107	1,559	95,000	SH		Sole
Advent/Claymore Enh Gr &	COM	00765E104	3,933	225,749	SH		Sole
AES Corp Common	COM	00130H105	2,158	107,700	SH		Sole
Aflac Inc	COM	001055102	19,819	347,449	SH		Sole
AGL Resources Inc	COM	001204106	12,738	321,500	SH		Sole
Alcoa Inc Common	COM	013817101	6,242	159,558	SH		Sole
Alexandria Real Estate Eq	COM	015271109	75,619	785,583	SH		Sole
Allegheny Energy, Inc.	COM	017361106	2,561	49,000	SH		Sole
Alliant Energy Corp Commo	COM	018802108	307	8,000	SH		Sole
Allstate Corp/The Common	COM	020002101	10,849	189,700	SH		Sole
Alpine Global Dynamic Div	COM	02082E106	6,244	268,103	SH		Sole
Alpine Total Dynamic Div	COM	021060108	13,167	670,075	SH		Sole
Altria Group Inc Common	COM	02209S103	16,412	236,033	SH		Sole
AMB Property Corp Common	COM	00163T109	75,865	1,268,418	SH		Sole
Ameren Corp Common	COM	023608102	101,623	1,935,683	SH		Sole
America Movil SAB de CV A	COM	02364W105	4,902	76,600	SH		Sole
American Campus Communiti	COM	024835100	55,782	1,904,500	SH		Sole
American Electric Power C	COM	025537101	29,307	636,000	SH		Sole
American International Gr	COM	026874107	14,825	219,137	SH		Sole

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American Tower Corporatio	COM	029912201	544	12,500	SH	Sole
Annaly Capital Management	COM	035710409	24,682	1,549,385	SH	Sole
Apartment Invt & Mgmt	COM	03748R101	375,137	8,312,371	SH	Sole
Archer Daniels Midland Co	COM	039483102	9,999	302,279	SH	Sole
AT&T Common	COM	00206R102	54,390	1,285,504	SH	Sole
Atmos Energy Corp Common	COM	049560105	5,961	210,500	SH	Sole
AvalonBay Communities Inc	COM	053484101	405,296	3,432,967	SH	Sole
Baker Hughes Inc Common	COM	057224107	7,717	85,400	SH	Sole
Bank of America Corp Comm	COM	060505104	28,779	572,499	SH	Sole
Becton Dickinson & Co	COM	075887109	459	5,600	SH	Sole
Bemis Co Common	COM	081437105	1,979	68,000	SH	Sole
BioMed Realty Trust Inc C	COM	09063H107	219,272	9,098,448	SH	Sole
Blackrock Corp HY Fund VI	COM	09255P107	4,036	322,100	SH	Sole
Blackrock Corporate High	COM	09255L106	2,362	305,600	SH	Sole
Blackrock Corporate High	COM	09255N102	1,324	104,600	SH	Sole
Blackrock Dividend Achiev	COM	09250N107	464	33,278	SH	Sole
Blackrock Global Enrg & R	COM	09250U101	8,329	276,700	SH	Sole
Blackrock Global Eq Inc T	COM	09255D104	785	44,585	SH	Sole
Blackrock Health Sciences	COM	09250W107	4,864	183,900	SH	Sole
Blackrock Inc. COM	COM	09247X101	9,442	54,450	SH	Sole
Blackrock International G	COM	092524107	515	29,300	SH	Sole
Blackrock Ltd Duration In	COM	09249W101	-	1	SH	Sole
Blackrock Pfd & Eq Adv Tr	COM	092508100	9,268	490,618	SH	Sole
Blackrock Real Asset Equi	COM	09254B109	5,874	351,100	SH	Sole
Blackrock Strat Dvd Achv	COM	09249Y107	1,666	123,400	SH	Sole
Boeing Co Common	COM	097023105	10,735	102,243	SH	Sole
Boston Properties Inc Com	COM	101121101	784,285	7,548,476	SH	Sole
Brandywine Realty Trust C	COM	105368203	181,786	7,182,380	SH	Sole
BRE Properties Inc Common	COM	05564E106	265,956	4,755,174	SH	Sole
Brookfield Properties Co	COM	112900105	353,293	14,188,462	SH	Sole
C&S REIT and Utility Inco	COM	19247Y108	129	6,201	SH	Sole
C&S Select Utility Fund C	COM	19248A109	151	5,786	SH	Sole
Calamos Convertible & Inc	COM	12811P108	4,703	306,612	SH	Sole
Calamos Global Total Retu	COM	128118106	52	2,900	SH	Sole
Calamos Strat Tot Return	COM	128125101	19,872	1,337,300	SH	Sole
Camden Property Trust Com	COM	133131102	218,512	3,400,957	SH	Sole
Capital And Inc Strat Fd	COM	09256A109	4,073	193,200	SH	Sole
Carnival Corp Common	COM	143658300	3,097	63,950	SH	Sole
CBL & Associates Properti	COM	124830100	19,006	542,281	SH	Sole
Cedar Shopping Centers In	COM	150602209	88,593	6,504,700	SH	Sole
CenterPoint Energy, Inc.	COM	15189T107	834	52,000	SH	Sole
Chevron Corp Common	COM	166764100	14,714	157,230	SH	Sole
China Mobile Ltd ADR	COM	16941M109	6,936	84,550	SH	Sole
Citigroup Inc Common	COM	172967101	21,639	463,638	SH	Sole
Citizens Communications C	COM	17453B101	27,997	1,955,100	SH	Sole
Cleco Corp Common	COM	12561W105	12,842	508,200	SH	Sole
Clough Global Allocation	COM	18913Y103	2,260	109,600	SH	Sole
Clough Global Equity Fund	COM	18914C100	3,568	176,900	SH	Sole
Clough Global Opportuniti	COM	18914E106	15,916	907,385	SH	Sole
CMS Energy Corp Common	COM	125896100	431	25,600	SH	Sole
CNOOC Ltd ADR	COM	126132109	58	350	SH	Sole
Coca-Cola Co/The Common	COM	191216100	2,500	43,500	SH	Sole
Colonial Properties Trust	COM	195872106	116,329	3,391,520	SH	Sole
Comerica Common	COM	200340107	5,497	107,200	SH	Sole
Comverge Common	COM	205859101	424	12,900	SH	Sole
ConocoPhillips Common	COM	20825C104	12,180	138,770	SH	Sole
Consolidated Edison Inc C	COM	209115104	102,170	2,206,700	SH	Sole
Constellation Energy Grou	COM	210371100	24,184	281,900	SH	Sole
Corning Inc Common	COM	219350105	8,467	343,500	SH	Sole
Corporate Office Properti	COM	22002T108	3,360	80,700	SH	Sole
Costco Wholesale Corp Com	COM	22160K105	3,246	52,900	SH	Sole
DCP Midstream Partners LP	COM	23311P100	16,230	377,600	SH	Sole

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DCT Industrial Trust Comm	COM	233153105	78,298	7,478,378	SH	Sole
Developers Diversified Re	COM	251591103	468,871	8,392,174	SH	Sole
Devon Energy Corp Common	COM	25179M103	12,419	149,273	SH	Sole
Diageo PLC ADR	COM	25243Q205	8,703	99,200	SH	Sole
DiamondRock Hospitality C	COM	252784301	81,106	4,658,600	SH	Sole
Dividend Cap Real Inc All	COM	25537T105	2,963	265,474	SH	Sole
Dominion Resources Inc/VA	COM	25746U109	57,510	682,200	SH	Sole
Douglas Emmett Common	COM	25960P109	61,598	2,490,788	SH	Sole
Dow 30 Enhanced Premium	COM	260537105	5,615	315,972	SH	Sole
Dow 30 Prem & Div Inc Fun	COM	260582101	95	4,800	SH	Sole
Dow Chemical Co/The Commo	COM	260543103	7,277	169,000	SH	Sole
DPL Inc Common	COM	233293109	8,894	338,700	SH	Sole
DREMAN/CLAYMORE CEF	COM	26153R100	1,516	75,900	SH	Sole
DTE Energy Co Common	COM	233331107	94,783	1,956,700	SH	Sole
Duke Energy Corp Common	COM	26441C105	161,437	8,637,620	SH	Sole
Duke Realty Corp Common	COM	264411505	336	9,945	SH	Sole
Duncan Energy Partners Co	COM	265026104	3,371	147,900	SH	Sole
DWS Gbl Commodities Stk	COM	23338Y100	4,982	254,076	SH	Sole
DWS RREEF Real Estate CEF	COM	233384106	5,220	235,547	SH	Sole
DWS RREEF Real Estate II	COM	23338X102	7,659	455,900	SH	Sole
Dynegy Inc Class A Common	COM	26817G102	550	59,500	SH	Sole
E.ON AG ADR	COM	268780103	93,944	1,530,785	SH	Sole
EastGroup Properties Inc	COM	277276101	130,425	2,881,666	SH	Sole
Eastman Chemical Company	COM	277432100	2,336	35,000	SH	Sole
Eaton Vance Enh Eq Inc I	COM	278277108	17,148	894,973	SH	Sole
Eaton Vance Enhanced Eq I	COM	278274105	4,154	213,661	SH	Sole
Eaton Vance Ltd Duration	COM	27828H105	1,314	80,000	SH	Sole
Eaton Vance T/M Buy-Write	COM	27828X100	4,966	252,470	SH	Sole
Eaton Vance T/M Buy-Write	COM	27828Y108	11,402	628,567	SH	Sole
Eaton Vance TA Gl Div & I	COM	27828S101	11,841	427,000	SH	Sole
Eaton Vance Tax Man Gbl	COM	27829C105	17,614	965,165	SH	Sole
Eaton Vance Tax Man Gbl	COM	27829F108	10,859	634,626	SH	Sole
Eaton Vance Tax-Adv Dvd I	COM	27828G107	12,557	436,900	SH	Sole
Eaton Vance Tax-Mgd Dvsfi	COM	27828N102	20,693	1,167,105	SH	Sole
Edison International Comm	COM	281020107	55,536	1,001,540	SH	Sole
Education Realty Trust In	COM	28140H104	54,580	4,042,968	SH	Sole
EI Du Pont de Nemours &am	COM	263534109	4,361	88,000	SH	Sole
Eli Lilly and Co Common	COM	532457108	4,794	84,200	SH	Sole
Energy Income And Growth	COM	292697109	3,004	121,100	SH	Sole
Energy Transfer Partners	COM	29273R109	14,682	300,550	SH	Sole
EnergySouth Common	COM	292970100	522	10,354	SH	Sole
Enernoc Inc Common	COM	292764107	649	17,000	SH	Sole
Enhanced S&P 500 Covered	COM	29332W107	89	5,000	SH	Sole
Entergy Corp Common	COM	29364G103	146,885	1,356,404	SH	Sole
Enterprise Products Ptnrs	COM	293792107	18,268	603,900	SH	Sole
Entertainment Properties	COM	29380T105	57,078	1,123,600	SH	Sole
Equitable Resources Inc C	COM	294549100	70,762	1,364,220	SH	Sole
Equity Lifestyle Properti	COM	29472R108	49,686	959,200	SH	Sole
Equity One Inc Common	COM	294752100	103,296	3,797,666	SH	Sole
Equity Residential Common	COM	29476L107	618,750	14,606,941	SH	Sole
Essex Property Trust Inc	COM	297178105	73,897	628,541	SH	Sole
Evergreen Global Div Oppt	COM	30024H101	11,879	650,900	SH	Sole
Evergreen Util & High Inc	COM	30034Q109	291	10,726	SH	Sole
Exelon Corp Common	COM	30161N101	189,749	2,517,902	SH	Sole
Exterran Partners LP Comm	COM	30225N105	6,592	206,000	SH	Sole
Extra Space Storage Inc C	COM	30225T102	114,008	7,407,977	SH	Sole
Exxon Mobil Corp Common	COM	30231G102	17,965	194,097	SH	Sole
Fairpoint Communications	COM	305560104	35,664	1,891,000	SH	Sole
Federal Realty Invs Trust	COM	313747206	262,739	2,965,465	SH	Sole
Fiduciary/Claymore Mlp Op	COM	31647Q106	3,718	162,661	SH	Sole
Fifth Third Bancorp Commo	COM	316773100	5,058	149,300	SH	Sole
First Industrial Realty T	COM	32054K103	33,926	872,800	SH	Sole

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First Potomac Realty Trus	COM	33610F109	40,650	1,864,720	SH	Sole
FirstEnergy Corp Common	COM	337932107	101,869	1,608,270	SH	Sole
Forest City Enterprises I	COM	345550107	85,365	1,547,582	SH	Sole
Fortress Investment Group	COM	34958B106	6,164	289,100	SH	Sole
FPL Group Inc Common	COM	302571104	113,866	1,870,336	SH	Sole
Franklin Templeton Ltd Du	COM	35472T101	130	10,500	SH	Sole
Freddie Mac Common	COM	313400301	9,792	165,940	SH	Sole
Gabelli Dividend & Income	COM	36242H104	11,482	533,808	SH	Sole
Gabelli Global Deal Fund	COM	36245G103	819	47,800	SH	Sole
General Dynamics Corp Com	COM	369550108	15,113	178,919	SH	Sole
General Electric Co Commo	COM	369604103	19,223	464,330	SH	Sole
General Growth Properties	COM	370021107	324,955	6,060,337	SH	Sole
General Mills Inc Common	COM	370334104	2,268	39,100	SH	Sole
Glimcher Realty Trust Com	COM	379302102	127,326	5,418,134	SH	Sole
GlobalSantaFe Corp Common	COM	G3930E101	10,994	144,620	SH	Sole
GMH Communities Trust Com	COM	36188G102	16,533	2,133,300	SH	Sole
Goldman Sach Group, Inc.	COM	38141G104	3,359	15,500	SH	Sole
Gramercy Capital Corp/New	COM	384871109	55,117	2,189,800	SH	Sole
H & Q Life Sciences Invst	COM	404053100	2,368	175,000	SH	Sole
HCC Insurance Holdings In	COM	404132102	18,091	631,681	SH	Sole
Health Care Property Inve	COM	40414L109	222,304	6,701,979	SH	Sole
Health Care REIT Inc Comm	COM	42217K106	199,842	4,517,212	SH	Sole
Hewlett-Packard Co Common	COM	428236103	4,116	82,674	SH	Sole
Highland Credit Strategie	COM	43005Q107	4,943	270,088	SH	Sole
Highland Distressed Opprt	COM	430067108	2,374	185,000	SH	Sole
Highwoods Properties Inc	COM	431284108	124,764	3,402,356	SH	Sole
HJ Heinz Co Common	COM	423074103	4,454	96,400	SH	Sole
Home Properties Inc Commo	COM	437306103	238,318	4,567,224	SH	Sole
Hospitality Properties Tr	COM	44106M102	134,212	3,301,664	SH	Sole
Host Hotels & Resorts Com	COM	44107P104	473,440	21,097,952	SH	Sole
HRPT Properties Trust Com	COM	40426W101	60,277	6,094,700	SH	Sole
HSBC Holdings PLC ADR	COM	404280406	8,473	91,500	SH	Sole
ING Clarion Global Real E	COM	44982G104	16,588	839,913	SH	Sole
ING Clarion Real Estate I	COM	449788108	3,808	249,700	SH	Sole
ING Global Advntge & Prem	COM	44982N109	6,655	324,300	SH	Sole
ING Global Eqty Div & Pre	COM	45684E107	3,630	186,844	SH	Sole
ING Risk Managed Natural	COM	449810100	10,174	550,831	SH	Sole
Inland Real Estate Corp C	COM	457461200	99,211	6,404,782	SH	Sole
Integrays Energy Group Inc	COM	45822P105	11,665	227,700	SH	Sole
Intel Corp Common	COM	458140100	8,487	328,201	SH	Sole
International Business Ma	COM	459200101	7,202	61,133	SH	Sole
iStar Financial Inc Commo	COM	45031U101	106,997	3,147,900	SH	Sole
ITC Holdings Corp Common	COM	465685105	25,043	505,400	SH	Sole
JC Penney Co Inc Common	COM	708160106	5,862	92,500	SH	Sole
JM Smucker Company Common	COM	832696405	278	5,200	SH	Sole
John Han Bk & Thrift Opp	COM	409735107	9,408	1,148,660	SH	Sole
John Hancock T/A Dvd Inco	COM	41013V100	14,341	758,400	SH	Sole
Johnson & Johnson Common	COM	478160104	15,127	230,236	SH	Sole
Johnson Controls Common	COM	478366107	1,819	15,400	SH	Sole
JPMorgan Chase & Co C	COM	46625H100	13,150	286,994	SH	Sole
Kayne Anderson Energy Tot	COM	48660P104	4,827	170,332	SH	Sole
Kayne Anderson Mlp Invest	COM	486606106	5,468	173,600	SH	Sole
Keycorp Common	COM	493267108	3,485	107,800	SH	Sole
Kilroy Realty Corp Common	COM	49427F108	184,128	3,036,903	SH	Sole
Kimberly-Clark Corp Commo	COM	494368103	3,864	55,000	SH	Sole
Kimco Realty Corp Common	COM	49446R109	23,881	528,247	SH	Sole
Kinder Morgan Energy Part	COM	494550106	13,762	278,592	SH	Sole
Kraft Foods Inc Common	COM	50075N104	9,502	275,326	SH	Sole
LaSalle Hotel Properties	COM	517942108	57,447	1,365,190	SH	Sole
Leggett & Platt Common	COM	524660107	3,426	178,800	SH	Sole
Liberty All Star Equity F	COM	530158104	3,093	376,286	SH	Sole
Liberty Property Trust Co	COM	531172104	495,501	12,322,829	SH	Sole

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LMP Cap & Inc CEF CEF	COM	50208A102	10,553	533,259	SH	Sole
Lockheed Martin Corp Comm	COM	539830109	12,650	116,600	SH	Sole
Macerich Co/The Common	COM	554382101	682,976	7,798,309	SH	Sole
Mack-Cali Realty Corp Com	COM	554489104	350,444	8,526,573	SH	Sole
Macquarie Global Infr Tot	COM	55608D101	1,039	36,000	SH	Sole
Macquarie/Ft Gl Int/Ut Dv	COM	55607W100	1,592	60,000	SH	Sole
Madison/Claymore Covered	COM	556582104	1,931	147,489	SH	Sole
Magellan Midstream Partne	COM	559080106	5,288	132,100	SH	Sole
Maguire Properties Inc Co	COM	559775101	176,441	6,830,869	SH	Sole
Masco Corp Common	COM	574599106	2,672	115,300	SH	Sole
McDonald's Corp Common	COM	580135101	3,052	56,039	SH	Sole
Medtronic Common	COM	585055106	16,642	295,025	SH	Sole
Merck and Co Inc Common	COM	589331107	9,657	186,829	SH	Sole
Merrill Lynch Common	COM	590188108	4,298	60,300	SH	Sole
MGIC Investment Corp Comm	COM	552848103	2,042	63,200	SH	Sole
Microchip Technology Inc	COM	595017104	11,017	303,348	SH	Sole
Microsoft Common	COM	594918104	13,564	460,415	SH	Sole
Mid-America Apartment Com	COM	59522J103	134,942	2,706,982	SH	Sole
Mirant Corp Common	COM	60467R100	4,556	112,000	SH	Sole
Mission West Properties C	COM	605203108	31,385	2,583,141	SH	Sole
Monsanto Co Common	COM	61166W101	12,135	141,534	SH	Sole
Morgan Stanley Common	COM	617446448	6,842	108,600	SH	Sole
Nasdaq Premium Income & G	COM	63110R105	9,442	502,500	SH	Sole
National City Corp Common	COM	635405103	3,984	158,800	SH	Sole
National Fuel Gas Co Comm	COM	636180101	2,443	52,200	SH	Sole
National Retail Propertie	COM	637417106	22,776	934,200	SH	Sole
Nationwide Health Propert	COM	638620104	211,779	7,028,890	SH	Sole
Neuberger Berman Dvd Adv	COM	64127J102	3,791	165,700	SH	Sole
Neuberger Berman Income O	COM	64126L108	2,968	207,700	SH	Sole
Neuberger Berman Real Est	COM	64190A103	7,456	483,847	SH	Sole
Neuberger Berman Realty I	COM	64126G109	5,522	265,086	SH	Sole
Newcastle Investment Corp	COM	65105M108	44,928	2,549,808	SH	Sole
Newell Rubbermaid Inc Com	COM	651229106	2,075	72,000	SH	Sole
NFJ Dvd Interest & Pr Str	COM	65337H109	12,683	534,000	SH	Sole
Nicholas Applegate Eq & C	COM	65370K100	4,531	194,650	SH	Sole
Nicholas-Applegate Conv.	COM	65370G109	3,671	248,904	SH	Sole
Nicholas-Applegate Intl &	COM	65370C108	2,753	101,300	SH	Sole
Nike Inc Common	COM	654106103	13,429	228,937	SH	Sole
Nokia OYJ ADR	COM	654902204	3,512	92,600	SH	Sole
Nordstrom Inc Common	COM	655664100	7,124	151,940	SH	Sole
Norfolk Southern Corporat	COM	655844108	1,261	24,300	SH	Sole
Northeast Utilities Commo	COM	664397106	17,633	617,200	SH	Sole
NRG Energy Common	COM	629377508	14,759	349,000	SH	Sole
NSTAR Common	COM	67019E107	29,589	850,013	SH	Sole
Nuveen Diversified Divide	COM	6706EP105	5,885	351,126	SH	Sole
Nuveen Equity Premium Inc	COM	6706ER101	3,124	181,639	SH	Sole
Nuveen Global Value Oppty	COM	6706EH103	2,540	135,100	SH	Sole
Nuveen Real Estate Income	COM	67071B108	8,093	358,109	SH	Sole
Nuveen Tax-Adv Tot Ret St	COM	67090H102	1,956	75,500	SH	Sole
OGE Energy Corp Common	COM	670837103	6,074	183,500	SH	Sole
Old Mutual Claymore Long-	COM	68003N103	2,406	149,079	SH	Sole
Omega Healthcare Investor	COM	681936100	38,086	2,452,400	SH	Sole
Oneok Inc Common	COM	682680103	4,655	98,200	SH	Sole
Paccar Inc Common	COM	693718108	2,967	34,800	SH	Sole
Parkway Properties Inc/Md	COM	70159Q104	86,629	1,962,573	SH	Sole
Pepco Holdings Inc Common	COM	713291102	63,828	2,357,000	SH	Sole
PepsiCo, Inc.	COM	713448108	2,821	38,510	SH	Sole
Petro-Canada Common	COM	71644E102	7,311	127,400	SH	Sole
Pfizer Inc Common	COM	717081103	14,677	600,734	SH	Sole
PG&E Corp Common	COM	69331C108	110,241	2,306,307	SH	Sole
PIMCO Corporate Opportuni	COM	72201B101	2,589	173,742	SH	Sole
PIMCO Global StocksPLUS &	COM	722011103	1,323	53,800	SH	Sole

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Pinnacle West Capital Cor	COM	723484101	40,304	1,020,100	SH	Sole
Pioneer High Income Trust	COM	72369H106	53	3,190	SH	Sole
Pitney Bowes Inc Common	COM	724479100	4,451	98,000	SH	Sole
Plum Creek Timber co Comm	COM	729251108	32,470	725,423	SH	Sole
PNC Financial Services Gr	COM	693475105	524	7,700	SH	Sole
PNM Resources Common	COM	69349H107	559	24,000	SH	Sole
Post Properties Inc Commo	COM	737464107	21,215	548,220	SH	Sole
PPG Industries Inc Common	COM	693506107	2,365	31,300	SH	Sole
PPL Corp Common	COM	69351T106	64,925	1,402,278	SH	Sole
Procter & Gamble Co C	COM	742718109	18,392	261,476	SH	Sole
Progress Energy Inc Commo	COM	743263105	92,746	1,979,650	SH	Sole
Prologis Common	COM	743410102	449,290	6,771,510	SH	Sole
PS Business Parks Inc Com	COM	69360J107	80,318	1,412,793	SH	Sole
Public Service Enterprise	COM	744573106	129,560	1,472,443	SH	Sole
Public Storage Inc Common	COM	74460D109	537,279	6,831,269	SH	Sole
Public Storage Inc Series	COM	74460D729	21,398	826,200	SH	Sole
Questar Corp Common	COM	748356102	592	11,278	SH	Sole
Quicksilver Gas Services	COM	74839G106	447	18,000	SH	Sole
Ramco-Gershenson Properti	COM	751452202	47,491	1,520,200	SH	Sole
Real Estate Income Fund C	COM	50208C108	6,224	315,315	SH	Sole
Reaves Utility Inc CEF	COM	756158101	3,061	121,000	SH	Sole
Regency Centers Corp Comm	COM	758849103	139,293	1,814,892	SH	Sole
Rio Tinto Plc ADR	ADR	767204100	34	100	SH	Sole
Royce Value Trust CEF	COM	780910105	193	10,000	SH	Sole
RR Donnelley & Sons Co Co	COM	257867101	1,971	53,900	SH	Sole
SB Emerging Markets Debt	COM	95766A101	446	25,000	SH	Sole
SCANA Corp Common	COM	80589M102	6,082	157,000	SH	Sole
Schlumberger LTD Common	COM	806857108	10,930	104,098	SH	Sole
SemGroup Energy Partners	COM	81662W108	5,073	175,000	SH	Sole
Sempra Energy Common	COM	816851109	24,938	429,068	SH	Sole
Senior Housing Prop Trust	COM	81721M109	153,894	6,976,120	SH	Sole
Sierra Pacific Resources	COM	826428104	1,159	73,700	SH	Sole
Simon Property Group Inc	COM	828806109	788,556	7,885,553	SH	Sole
SL Green Realty Corp Comm	COM	78440X101	457,295	3,916,211	SH	Sole
Small Cap Prem & Div Inc	COM	83165P101	266	15,000	SH	Sole
Sonoco Products Common	COM	835495102	1,778	58,900	SH	Sole
Source Capital Inc CEF	COM	836144105	707	11,000	SH	Sole
South Jersey Industries C	COM	838518108	626	18,000	SH	Sole
Southern Union Co Common	COM	844030106	943	30,300	SH	Sole
Sovran Self Storage Inc C	COM	84610H108	138,711	3,026,008	SH	Sole
Spectra Energy Corp Commo	COM	847560109	88,638	3,620,860	SH	Sole
Starwood Hotels & Resorts	COM	85590A401	276,970	4,559,176	SH	Sole
Strategic Hotel Capital I	COM	86272T106	212,792	10,334,689	SH	Sole
Sunamerica Focused Alpha	COM	867037103	7,655	372,500	SH	Sole
Sunstone Hotel Investors	COM	867892101	110,670	4,316,279	SH	Sole
Supervalu Common	COM	868536103	2,941	75,400	SH	Sole
Targa Resources Partners	COM	87611X105	11,397	393,000	SH	Sole
Taubman Centers Inc Commo	COM	876664103	84,533	1,543,976	SH	Sole
Teco Energy Common	COM	872375100	10,252	624,000	SH	Sole
Teva Pharmaceutical ADR	COM	881624209	11,250	252,984	SH	Sole
The Southern Co Common	COM	842587107	135,547	3,736,124	SH	Sole
Thomas Properties Group I	COM	884453101	18,044	1,503,702	SH	Sole
Time Warner Common	COM	887317105	12,761	695,089	SH	Sole
Total SA Spon ADR	COM	89151E109	36	450	SH	Sole
TXU Corp Common	COM	873168108	47,859	698,980	SH	Sole
U-Store-It Trust Common	COM	91274F104	70,574	5,346,515	SH	Sole
UDR INC Common	COM	902653104	344,990	14,185,450	SH	Sole
United Parcel Service Inc	COM	911312106	14,386	191,560	SH	Sole
United Technologies Corpo	COM	913017109	3,016	37,473	SH	Sole
Urstadt Biddle Properties	COM	917286205	30,166	1,949,977	SH	Sole
US Bancorp Common	COM	902973304	14,921	458,700	SH	Sole
Valero Energy Corp Common	COM	91913Y100	2,781	41,400	SH	Sole

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Vectren Corp Common	COM	92240G101	19,435	712,167	SH	Sole
Ventas Inc Common	COM	92276F100	370,477	8,948,740	SH	Sole
Verizon Communications In	COM	92343V104	51,107	1,154,186	SH	Sole
VF Corp Common	COM	918204108	2,213	27,400	SH	Sole
Vornado Realty Trust Comm	COM	929042109	788,539	7,211,138	SH	Sole
Wachovia Corp Common	COM	929903102	10,471	208,800	SH	Sole
Washington Mututal Inc. C	COM	939322103	5,402	153,000	SH	Sole
Washington Real Estate In	COM	939653101	44,398	1,338,095	SH	Sole
Waste Management Inc Comm	COM	94106L109	2,427	64,300	SH	Sole
Weingarten Realty Investo	COM	948741103	136,058	3,281,721	SH	Sole
Wells Fargo & Co Common	COM	949746101	22,789	639,787	SH	Sole
Western Asset Emerging Mk	COM	95766E103	782	60,000	SH	Sole
Western Asset High Income	COM	95766J102	3,817	350,174	SH	Sole
Western Asset Managed Inc	COM	95766K109	1,845	285,100	SH	Sole
Western Asset Opportunity	COM	95766L107	4,057	654,287	SH	Sole
Williams Cos Inc Common	COM	969457100	1,747	51,300	SH	Sole
Windstream Corp Common	COM	97381W104	9,418	667,000	SH	Sole
Wisconsin Energy Group Co	COM	976657106	2,071	46,000	SH	Sole
Worthington Industries Co	COM	981811102	6,957	295,300	SH	Sole
Xcel Energy Inc Common	COM	98389B100	68,166	3,164,603	SH	Sole
Yum! Brands Common	COM	988498101	13,541	400,293	SH	Sole
Barclays Bank PLC 6.625%	PER	06739F390	2,003	82,800	SH	Sole
Entergy 7.625% CV	PER	29364G202	4,345	65,000	SH	Sole
HSBC Holdings PLC 6.20% (PER	404280604	474	21,100	SH	Sole
Prudential PLC 6.52% (PUK	PER	G7293H189	600	25,900	SH	Sole
Royal Bank of Scotland Pf	PER	780097879	686	27,450	SH	Sole
Teekay LNG Partners LP Co	PRTNRS	Y8564M105	6,063	179,700	SH	Sole
Teekay Offshore Partners	PRTNRS	Y8565J101	6,094	214,200	SH	Sole
Williams Partners LP Comm	COM UNIT	96950F104	35,407	856,900	SH	Sole

 362 Data Records

19,733,968 Value Total

01 Other Manager on whose behalf report is filed