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COHEN & STEERS INC  
Form 13F-HR  
May 13, 2011

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

Form 13F  
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: March 31, 2011  
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.

This report is not an admission that Cohen & Steers, Inc. or its subsidiaries are the beneficial owners of any securities covered by this report, and Cohen & Steers, Inc. and its subsidiaries expressly disclaim beneficial ownership of all shares reported herein pursuant to Rule 13d-4.

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    May 13, 2011  
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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).)

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

Form 13F File Number	Name
028-01190	FRANK RUSSELL COMPANY

### Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers:	1
Form 13F Information Table Entry Total:	434
Form 13F Information Table Value Total:	21,261,062 (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

issuer_name	class_title	cusip	mkt_val	shares_prn amt	sh_prn	inv dsc
		(x1000)				
Abbott Laboratories Common	COM	002824100	68,340	1,393,263	SH	Sol
Acadia Realty Trust Common	COM	004239109	69,389	3,667,470	SH	Sol
Accenture Plc Common	COM	G1151C101	137	2,500	SH	Sol
Advent Claymore Conv Sec & Inc CEF	COM	00764C109	882	44,500	SH	Sol
Advent Claymore Global Convert CEF	COM	007639107	841	85,600	SH	Sol
AGIC Convertible & Income FD CEF	COM	001191105	8,666	861,480	SH	Sol
AGIC Convertible & Income Fund CEF	COM	001190107	11,082	1,012,031	SH	Sol
AGIC Equity & Convertible Inc CEF	COM	00119P102	60	3,100	SH	Sol
AGIC Global Equity & Convert	COM	00119R108	17	1,000	SH	Sol
AGIC Intl & Prem Strategy CEF	COM	00119Q100	28	2,000	SH	Sol
Alexander's Inc Common	COM	014752109	44,522	109,403	SH	Sol
Alliance Bernstein Income Fund CEF	COM	01881E101	10,079	1,310,600	SH	Sol
Alliance National Muni Income CEF	COM	01864U106	635	48,200	SH	Sol
Alliance World Dollar Gov't Fu CEF	COM	01879R106	6,967	467,600	SH	Sol
Alpine Global Premier Proper CEF	COM	02083A103	13,047	1,861,269	SH	Sol
Alpine Total Dynamic Div Fund CEF	COM	021060108	20,249	3,292,455	SH	Sol
AMB Property Corp Common	COM	00163T109	31,800	884,076	SH	Sol
American Assets Trust Inc Common	COM	024013104	104,349	4,905,928	SH	Sol
American Express AXP	COM	025816109	34,894	772,000	SH	Sol
American States Water Co Common	COM	029899101	5,833	162,669	SH	Sol
American Tower Corporation CL A	COM	029912201	121,771	2,349,889	SH	Sol

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Apache Corp Common	COM	037411105	70,692	539,960	SH	Sol
Apartment Invt & Mgmt	COM	03748R101	277,081	10,878,702	SH	Sol
Apple Inc Common	COM	037833100	18,398	52,800	SH	Sol
Archer Daniels Midland Common	COM	039483102	36,247	1,006,579	SH	Sol
Associated Estates Realty Corp	COM	045604105	76,114	4,793,087	SH	Sol
AT&T Common	COM	00206R102	90,437	2,955,445	SH	Sol
Automatic Data Processing Common	COM	053015103	6,260	122,000	SH	Sol
Avago technologies Ltd	COM	Y0486S104	3,614	116,200	SH	Sol
AvalonBay Communities Inc Common	COM	053484101	663,822	5,528,171	SH	Sol
Bank of America Corp Common	COM	060505104	81,222	6,093,200	SH	Sol
Bank Of New York Mellon Corp	COM	064058100	37,980	1,271,500	SH	Sol
Bankunited Inc Common	COM	06652K103	7,172	249,818	SH	Sol
Banner Corporation	COM	06652V109	3,872	1,633,587	SH	Sol
Barclays Bank 7.10% (BCS A)	PFD	06739H776	3,504	138,902	SH	Sol
Barclays Bank 8.125% (BCS D)	PFD	06739H362	3,944	150,000	SH	Sol
Barclays Bank Plc 7.75% (BCS C)	PFD	06739H511	15,753	612,473	SH	Sol
Baxter International Inc Common	COM	071813109	5,345	99,400	SH	Sol
BB&T Corp Common	COM	054937107	458	16,700	SH	Sol
Becton Dickinson & Co Common	COM	075887109	7,659	96,200	SH	Sole
BHP Billiton Ltd - Spon Adr	ADR	088606108	1,055	11,000	SH	Sol
BioMed Realty Trust Inc Common	COM	09063H107	141,046	7,415,686	SH	Sol
Blackrock Core Bond Trust	COM	09249E101	45	3,700	SH	Sol
Blackrock Corp HY Fund VI CEF	COM	09255P107	3,198	272,631	SH	Sol
Blackrock Corporate High Y CEF	COM	09255L106	391	54,500	SH	Sol
Blackrock Corporate High Yield CEF	COM	09255N102	5,441	458,001	SH	Sol
Blackrock Corporate HY FD III CEF	COM	09255M104	1,717	240,200	SH	Sol
BlackRock Debt Strategies CEF	COM	09255R103	397	99,400	SH	Sol
Blackrock Diversified Income S CEF	COM	09255W102	17	1,600	SH	Sol
BlackRock EcoSolutions Investm	COM	092546100	24	2,000	SH	Sol
Blackrock Enhanced Dividend CEF	COM	09251A104	78	8,700	SH	Sol
BlackRock Enhanced Government	COM	09255K108	25	1,600	SH	Sol
BlackRock Floating Rate Income	COM	09255X100	37	2,400	SH	Sol
Blackrock Floating rt in st II CEF	COM	09255Y108	20	1,400	SH	Sol
Blackrock Global Enrg & Res CEF	COM	09250U101	2,031	64,800	SH	Sol
Blackrock Global Floating RT CEF	COM	091941104	48	3,200	SH	Sol
Blackrock Health Sciences Trus CEF	COM	09250W107	27	1,000	SH	Sol
BlackRock Income Opportunity T	COM	092475102	34	3,600	SH	Sol
BlackRock Income Trust Inc	COM	09247F100	41	6,100	SH	Sol
Blackrock International Growth CEF	COM	092524107	1,402	137,140	SH	Sol
Blackrock Ltd Duration Inc Tru CEF	COM	09249W101	1,278	73,800	SH	Sol
Blackrock Municipal Income Tr CEF	COM	09249N101	627	46,800	SH	Sol
Blackrock Pfd & Eq Adv Tr CEF	COM	092508100	96	7,900	SH	Sol
Blackrock Preferred Opportunit CEF	COM	09249V103	404	38,400	SH	Sol
Blackrock Real Asset Equity CEF	COM	09254B109	6,507	415,800	SH	Sol
Blrk Mnvst Fnd II A W28 CEF	COM	09253T101	401	28,938	SH	Sol
Boardwalk Pipeline Partners LP	COM	096627104	60	1,850	SH	Sol
Boston Properties Inc Common	COM	101121101	736,921	7,769,334	SH	Sol
Brandywine Realty Trust Common	COM	105368203	72,758	5,993,219	SH	Sol
BRE Properties Inc Common	COM	05564E106	181,627	3,849,646	SH	Sol
Bristol-Myers Squibb Co Common	COM	110122108	185	7,000	SH	Sol
Brookfield Properties Co Common	COM	112900105	13,600	767,482	SH	Sol
Buckeye Partners LP Common	COM	118230101	15,862	249,640	SH	Sol
Calamos Convertible & Income Fund	COM	12811P108	841	61,630	SH	Sol
Calamos Global Total Return CEF	COM	128118106	15	1,000	SH	Sol
Camden Property Trust Common	COM	133131102	1,324	23,300	SH	Sol
Campus Crest Communities	COM	13466Y105	58,553	4,949,526	SH	Sol
Capital And Inc Strat Fd Inc CEF	COM	09256A109	89	5,900	SH	Sol
Carnival Corp Common	COM	143658300	16,702	435,400	SH	Sol
Caterpillar Inc Common	COM	149123101	3,931	35,300	SH	Sol
CBL & Associates Properties	COM	124830100	671	38,532	SH	Sol
CenterPoint Energy, Inc. Common	COM	15189T107	17,148	976,566	SH	Sol
Central Fund Canada Cl A CEF	COM	153501101	19,582	875,386	SH	Sol

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Central GoldTrust	COM	153546106	2,021	37,200	SH	Sol
Chesapeake Lodging Trust Common	COM	165240102	9,889	568,000	SH	Sol
Chesapeake Midstream Partner	COM	16524K108	25	875	SH	Sol
Chevron Corp Common	COM	166764100	126,276	1,175,430	SH	Sol
China Fund Inc CEF	COM	169373107	1,121	35,600	SH	Sol
China Mobile Ltd ADR	COM	16941M109	16,938	366,300	SH	Sol
Chubb Corp Common	COM	171232101	41,029	669,200	SH	Sol
Cia De Saneamento Basico Common	ADR	20441A102	3,125	53,200	SH	Sol
Citigroup Inc Common	COM	172967101	61,081	13,819,343	SH	Sol
Clearbridge Energy MLP	COM	184692101	2,446	108,220	SH	Sol
Clough Global Equity Fund CEF	COM	18914C100	4,894	317,400	SH	Sol
Clough Global Opportunities Fu CEF	COM	18914E106	14,663	1,058,685	SH	Sol
Cogdell Common	COM	19238U107	45,027	7,580,364	SH	Sol
Colgate-Palmolive Co Common	COM	194162103	646	8,000	SH	Sol
Colonial Properties Trust Common	COM	195872106	70,162	3,644,770	SH	Sol
Comcast Corp Common	COM	20030N101	865	35,000	SH	Sol
Commonwealth REIT 6.5% PFD D	PFD	203233408	36,868	1,713,189	SH	Sol
ConocoPhillips Common	COM	20825C104	52,947	663,000	SH	Sol
Copano Energy LLC Common	COM	217202100	76	2,125	SH	Sol
Coresite Realty Corp Common	COM	21870Q105	2,099	132,532	SH	Sol
Corning Inc Common	COM	219350105	50,521	2,448,900	SH	Sol
Corporate Office Properties Trust	COM	22002T108	37,297	1,032,019	SH	Sol
Corrections Corp of America	COM	22025Y407	5,540	227,030	SH	Sol
Costco Wholesale Corp Common	COM	22160K105	42,716	582,600	SH	Sol
Cousins Properties Inc Common	COM	222795106	-	4	SH	Sol
Crexus Investment Corp Common	COM	226553105	252	22,100	SH	Sol
Crown Castle Intl Corp Common	COM	228227104	62,801	1,475,931	SH	Sol
Cushing MLP Total Return Fun	COM	231631102	2,182	201,100	SH	Sol
CVS Corp Common	COM	126650100	64,062	1,866,600	SH	Sol
DCP Midstream Partners LP Common	COM	23311P100	45	1,100	SH	Sol
DCT Industrial Trust Common	COM	233153105	10,761	1,938,874	SH	Sol
Delaware Enhanced Global Divid	COM	246060107	25	1,900	SH	Sol
Developers Diversified Realty	COM	251591103	473,671	33,833,710	SH	Sol
Devon Energy Corp Common	COM	25179M103	10,138	110,473	SH	Sol
DiamondRock Hospitality Co	COM	252784301	73,080	6,542,473	SH	Sol
Digital Realty Trust Inc Common	COM	253868103	74,170	1,275,727	SH	Sol
Disney Co Common	COM	254687106	62,803	1,457,475	SH	Sol
DNP Select Income Fund CEF	COM	23325P104	3,542	372,830	SH	Sol
Douglas Emmett Common	COM	25960P109	105,543	5,628,933	SH	Sol
Dow 30 Enhanced Premium & Inc	COM	260537105	67	5,800	SH	Sol
Dow 30 Prem & Div Inc Fund CEF	COM	260582101	21	1,400	SH	Sol
Dow Chemical Co/The Common	COM	260543103	29,713	787,100	SH	Sol
Dreyfus High Yield Strategies	COM	26200S101	66	14,200	SH	Sol
Duff & Phelps Utility & Corp CEF	COM	26432K108	38	3,500	SH	Sol
Duke Energy Corp Common	COM	26441C105	11,802	650,268	SH	Sol
Duke Realty Corp Common	COM	264411505	45,796	3,268,794	SH	Sol
DuPont Fabros Technology Inc	COM	26613Q106	157,906	6,511,589	SH	Sol
DWS High Income Trust	COM	23337C208	13	1,300	SH	Sol
DWS Multi-Market Income Trust	COM	23338L108	19	1,800	SH	Sol
EastGroup Properties Inc Common	COM	277276101	51,263	1,165,866	SH	Sol
Eaton Corp Common	COM	278058102	14,425	260,200	SH	Sol
Eaton Vance Enh Eqt Inc II CEF	COM	278277108	96	7,600	SH	Sol
Eaton Vance Enhanced Eq Incm	COM	278274105	69	5,600	SH	Sol
Eaton Vance Float Rate Inc CEF	COM	278279104	8,396	509,146	SH	Sol
Eaton Vance Ltd Duration Inc F CEF	COM	27828H105	11,781	737,242	SH	Sol
Eaton Vance Risk-Managed Diver	COM	27829G106	3,597	280,600	SH	Sol
Eaton Vance Senior Floating Rate	COM	27828Q105	3,682	223,826	SH	Sol
Eaton Vance Senior Income Tr	COM	27826S103	3,708	509,287	SH	Sol
Eaton Vance Short Duration Div CEF	COM	27828V104	621	36,700	SH	Sol
Eaton Vance T/M Buy-Write Opp	COM	27828Y108	10,455	811,756	SH	Sol
Eaton Vance TA Gl Div & Inc CEF	COM	27828S101	9,973	671,600	SH	Sol
Eaton Vance TA GL Div Opp CEF	COM	27828U106	8,271	376,800	SH	Sol

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Eaton Vance Tax Man Glbl Br CEF	COM	27829C105	5,074	414,165	SH	Sol
Eaton Vance Tax Man Glbl CEF	COM	27829F108	4,487	424,062	SH	Sol
Eaton Vance Tax-Adv Dvd Inc CEF	COM	27828G107	19,371	1,099,375	SH	Sol
Eaton Vance Tax-Mgd Dvsfied Eq	COM	27828N102	4,367	397,017	SH	Sol
Ecolab Inc Common	COM	278865100	35,872	703,100	SH	Sol
Education Realty Trust Inc Common	COM	28140H104	70,011	8,718,622	SH	Sol
El Paso Corp Common	COM	28336L109	25,677	1,426,500	SH	Sol
El Paso Pipeline Partners LP	COM	283702108	88	2,430	SH	Sol
Enbridge Energy Common	COM	29250R106	8,639	133,693	SH	Sol
Energy Income And Growth Fd CEF	COM	292697109	5,540	190,380	SH	Sol
Energy Transfer Equity Lp Common	COM	29273V100	68	1,500	SH	Sol
Energy Transfer Partners LP Common	COM	29273R109	30,488	589,027	SH	Sol
Entergy Corp Common	COM	29364G103	25,315	376,662	SH	Sol
Enterprise Products Ptnrs Common	COM	293792107	37,773	877,214	SH	Sol
Entertainment Properties Trust 9% CV	PFD	29380T600	9,753	353,000	SH	Sol
Equity Lifestyle Properties Common	COM	29472R108	195,505	3,391,234	SH	Sol
Equity Residential Common	COM	29476L107	1,199,775	21,268,837	SH	Sol
Essex Property Trust Inc Common	COM	297178105	158,630	1,279,273	SH	Sol
EV Energy Partner LP Common	COM	26926V107	54	1,000	SH	Sol
Extra Space Storage Inc Common	COM	30225T102	82,948	4,005,235	SH	Sol
Exxon Mobil Corp Common	COM	30231G102	54,974	653,447	SH	Sol
F&C / Claymore Pfd Sec Inc Fund	COM	338478100	7,972	466,772	SH	Sol
F&C / Claymore Total Return Fund	COM	338479108	4,684	255,800	SH	Sol
Federal Realty Invs Trust Common	COM	313747206	46,555	570,805	SH	Sol
Federated Enhanc Treas	COM	314162108	32	2,100	SH	Sol
FelCor Lodging Trust Inc Common	COM	31430F101	22,773	3,715,124	SH	Sol
Financial Select Sector SPDR Energy	COM	81369Y506	6,481	81,200	SH	Sol
First Industrial Realty Trust Common	COM	32054K103	17,181	1,445,012	SH	Sol
First Trust Aberdeen Global CEF	COM	337319107	2,562	152,400	SH	Sol
First Trust/Four Crns SR F II CEF	COM	33733U108	327	22,000	SH	Sol
Ford Motor Co Common	COM	345370860	746	50,000	SH	Sol
Forest City Enterprises Inc Common	COM	345550107	213,809	11,354,737	SH	Sol
Franklin Resources Inc Common	COM	354613101	33,734	269,700	SH	Sol
Franklin Templeton Ltd Dur Inc CEF	COM	35472T101	1,702	129,500	SH	Sol
Freeport-McMoRan Copper & Gold	COM	35671D857	5,000	90,000	SH	Sol
Frontier Communications Corp	COM	35906A108	1,196	145,536	SH	Sol
Gabelli Dividend & Income Tr CEF	COM	36242H104	10,390	624,769	SH	Sol
Gabelli Equity Trust CEF	COM	362397101	18,626	3,013,900	SH	Sol
Gabelli Gold Nat Res & Incom CEF	COM	36244N109	3,948	209,198	SH	Sol
General Dynamics Corp Common	COM	369550108	25,450	332,419	SH	Sol
General Electric Co Common	COM	369604103	105,722	5,272,930	SH	Sol
General Growth Properties Inc	COM	370023103	527,434	34,071,921	SH	Sol
Global High Income Fund Inc	COM	37933G108	21	1,700	SH	Sol
Goldman Sach Group, Inc.	COM	38141G104	54,918	346,550	SH	Sol
Google Inc CL A Common	COM	38259P508	12,076	20,600	SH	Sol
Grupo Aeroportuario Common	ADR	400506101	1,474	34,690	SH	Sol
Halliburton Co.	COM	406216101	44,253	887,900	SH	Sol
Harris Corp Common	COM	413875105	4,638	93,500	SH	Sol
HCC Insurance Holdings Inc	COM	404132102	29,090	929,081	SH	Sol
HCP Common	COM	40414L109	343,796	9,061,582	SH	Sol
Health Care REIT Inc Common	COM	42217K106	403,004	7,685,056	SH	Sol
Helios Multi-Sector High Incom	COM	42327Y202	6	1,200	SH	Sol
Helios Total Return Fund Inc	COM	42327V109	16	2,600	SH	Sol
Hersha Hospitality Trust Common	COM	427825104	128,738	21,672,997	SH	Sol
Hewlett-Packard Co Common	COM	428236103	5,305	129,474	SH	Sol
Highland Credit Strategies CEF	COM	43005Q107	363	48,300	SH	Sol
Highwoods Properties Inc Common	COM	431284108	35,937	1,026,479	SH	Sol
Home Depot Inc	COM	437076102	3,221	86,900	SH	Sol
Home Properties Inc Common	COM	437306103	148,565	2,520,189	SH	Sol
Hospitality Properties Trust Common	COM	44106M102	12,523	540,955	SH	Sol
Host Hotels & Resorts Common	COM	44107P104	537,159	30,503,116	SH	Sol
HSBC Holdings PLC 6.20% (HBC A)	PFD	404280604	700	29,003	SH	Sol

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Hudson Pacific Prop	COM	444097109	43,477	2,957,622	SH	Sol
Huntington Bancshares 8.5% CV	PFD	446150401	1,535	1,320	SH	Sol
Hyatt Hotels Common	COM	448579102	102,097	2,372,133	SH	Sol
Inergy LP Common	COM	456615103	59	1,475	SH	Sol
ING Clarion Global Real Estate CEF	COM	44982G104	3,716	452,612	SH	Sol
ING Infrastructure Industria CEF	COM	45685U100	2,673	122,000	SH	Sol
Intel Corp Common	COM	458140100	3,435	170,300	SH	Sol
International Business Machine	COM	459200101	10,784	66,133	SH	Sol
Iron Mountain Inc Common	COM	462846106	22,982	735,900	SH	Sol
ITC Holdings Corp Common	COM	465685105	9,384	134,247	SH	Sol
John Han Bk & Thrift Opp Fd	COM	409735206	1,428	82,400	SH	Sol
John Hancock Income Secs Tr	COM	410123103	14	1,000	SH	Sol
John Hancock Investors Trust CEF	COM	410142103	22	1,000	SH	Sol
John Hancock Pat Prem Div Fd CEF	COM	41013T105	49	4,200	SH	Sol
John Hancock Preferred Inc Fun CEF	COM	41013W108	1,152	60,619	SH	Sol
John Hancock Preferred Income CEF	COM	41013X106	2,215	117,636	SH	Sol
John Hancock Preferred Income CEF	COM	41021P103	2,789	166,505	SH	Sol
John Hancock T/A Dvd Income CEF	COM	41013V100	2,264	143,090	SH	Sol
John Hancock Tax-Advantaged Gl	COM	41013P749	14	1,100	SH	Sol
Johnson & Johnson Common	COM	478160104	50,323	849,336	SH	Sol
Johnson Controls Common	COM	478366107	32,287	776,700	SH	Sol
JPMorgan Chase Common	COM	46625H100	123,995	2,689,694	SH	Sol
Kayne Anderson Energy Tot Rt CEF	COM	48660P104	9,205	290,924	SH	Sol
Kayne Anderson Mlp Investmen CEF	COM	486606106	3,385	103,600	SH	Sol
Keycorp 7.75% CV (KEY G)	COM	493267405	4,696	41,785	SH	Sol
Keycorp Common	COM	493267108	2,049	230,721	SH	Sol
Kimco Realty Corp Common	COM	49446R109	266,170	14,513,118	SH	Sol
Kinder Morgan Energy Partners	COM	494550106	24,523	330,992	SH	Sol
Kinder Morgan Holdco LLC Common	COM	49456B101	686	23,136	SH	Sol
Kinder Morgan Manage Common	COM	49455U100	285	4,350	SH	Sol
Kraft Foods Inc Common	COM	50075N104	1,119	35,673	SH	Sol
L-3 Communications Holdings	COM	502424104	18,426	235,300	SH	Sol
Lennar Corp CL A Common	COM	526057104	1,911	105,479	SH	Sol
Lexington Realty Trust Pr.C CV	PFD	529043309	12,521	293,294	SH	Sol
Liberty All Star Equity Fund CEF	COM	530158104	9,988	1,898,886	SH	Sol
Liberty Property Trust Common	COM	531172104	346,559	10,533,697	SH	Sol
Linn Energy LLC Units	COM	536020100	58	1,500	SH	Sol
LMP Cap & Inc CEF CEF	COM	50208A102	69	5,200	SH	Sol
Lockheed Martin Corp Common	COM	539830109	31,396	390,500	SH	Sol
Macerich Co/The Common	COM	554382101	198,411	4,005,871	SH	Sol
Mack-Cali Realty Corp Common	COM	554489104	180,982	5,338,696	SH	Sol
Macquarie Global Infr Tot Rt CEF	COM	55608D101	1,868	102,500	SH	Sol
Macquarie/Ft Gl Int/Ut Dv In CEF	COM	55607W100	3,227	203,100	SH	Sol
Magellan Midstream Partners	COM	559080106	10,371	173,257	SH	Sol
Marathon Oil Corp Common	COM	565849106	19,629	368,200	SH	Sol
Markwest Energy Partners LP	COM	570759100	61,209	1,262,822	SH	Sol
McDonald's Corp Common	COM	580135101	58,227	765,239	SH	Sol
McKesson Corp Common	COM	58155Q103	285	3,600	SH	Sol
Medtronic Common	COM	585055106	8,020	203,800	SH	Sol
Merck and Co Inc Common	COM	58933Y105	67,434	2,042,829	SH	Sol
MFS Charter Income Trust	COM	552727109	57	6,200	SH	Sol
MFS Government Markets Income	COM	552939100	26	4,100	SH	Sol
MFS Intermediate Income Trust CEF	COM	55273C107	64	10,500	SH	Sol
MFS Mutimarket Inc. Trust CEF	COM	552737108	2,171	323,500	SH	Sol
Microsoft Common	COM	594918104	27,691	1,091,915	SH	Sol
Morgan Stanley China A Share CEF	COM	617468103	868	30,200	SH	Sol
Morgans Hotel Group Co Common	COM	61748W108	3,339	340,702	SH	Sol
MS Emerging Mkts Domestic Debt	COM	617477104	1,797	110,900	SH	Sol
National Retail Properties Common	COM	637417106	1,825	69,847	SH	Sol
Nationwide Health Properties I	COM	638620104	226,752	5,331,569	SH	Sol
NATL WESTMINSTER 7.76% (NW C)	PFD	638539882	34,659	1,441,725	SH	Sol
Natural Resource Partners LP	COM	63900P103	90	2,570	SH	Sol

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Neuberger Berman High Yield St	COM	64128C106	25	1,700	SH	Sol
Neuberger Berman Real Estate CEF	COM	64190A103	26	6,200	SH	Sol
New America High Income Fund CEF	COM	641876800	7,079	693,336	SH	Sol
Newmont Mining Corp Common	COM	651639106	17,820	326,500	SH	Sol
NextEra Energy Inc Common	COM	65339F101	87,942	1,595,456	SH	Sol
NFJ Dvd Interest & Pr Strat CEF	COM	65337H109	4,327	238,000	SH	Sol
Nike Inc Common	COM	654106103	20,177	266,537	SH	Sol
Nordstrom Inc Common	COM	655664100	39,461	879,253	SH	Sol
Norfolk Southern Corporation	COM	655844108	26,861	387,768	SH	Sol
Northrop Grumman Corp Common	COM	666807102	5,600	89,300	SH	Sol
NuStar Energy LP Common	COM	67058H102	88	1,300	SH	Sol
Nuveen Build American Bond CEF	COM	67074C103	448	24,800	SH	Sol
Nuveen Core Equity Alpha Fund	COM	67090X107	44	3,100	SH	Sol
Nuveen Diversified Dividend an CEF	COM	6706EP105	3,221	284,551	SH	Sol
Nuveen Equity Prem & Growth CEF	COM	6706EW100	20	1,500	SH	Sol
Nuveen Equity Prem Opp Fund CEF	COM	6706EM102	79	6,200	SH	Sol
Nuveen Equity Premium Advantag	COM	6706ET107	39	3,000	SH	Sol
Nuveen Equity Premium Income CEF	COM	6706ER101	51	4,000	SH	Sol
Nuveen Floating Rate Inc Opp CEF	COM	6706EN100	824	67,300	SH	Sol
Nuveen Floating rate Income CEF	COM	67072T108	2,266	183,800	SH	Sol
Nuveen Global Government Enh CEF	COM	67073C104	21	1,400	SH	Sol
Nuveen Global Value Oppty CEF	COM	6706EH103	42	2,100	SH	Sol
Nuveen Mortgage Opp Term FD CEF	COM	67074R100	1,244	51,000	SH	Sol
Nuveen Mtg Opportunity	COM	670735109	841	33,800	SH	Sol
Nuveen Multi-Currency Short CEF	COM	67090N109	82	5,900	SH	Sol
Nuveen Preferred & Conv. Incom CEF	COM	67073B106	87	10,300	SH	Sol
Nuveen Quality Pfd Income Fund CEF	COM	67071S101	44	5,700	SH	Sol
Nuveen Quality Preferred Incom CEF	COM	67072C105	96	11,600	SH	Sol
Nuveen Quality Preferred Incom CEF	COM	67072W101	14	1,800	SH	Sol
Nuveen Real Estate Income Fd CEF	COM	67071B108	1,510	139,600	SH	Sol
Nuveen Senior Income Fund	COM	67067Y104	30	4,000	SH	Sol
Nuveen Tax-Adv Tot Ret Strat CEF	COM	67090H102	1,028	89,500	SH	Sol
Nuveen Tax-Advantaged Dividend	COM	67073G105	17	1,300	SH	Sol
Occidental Petroleum Corp Common	COM	674599105	90,342	864,600	SH	Sol
Oil Services Holders Trust	COM	678002106	2,613	15,900	SH	Sol
ONEOK Partners LP 8.625% 3/1/19	COM	68268N103	119	1,450	SH	Sol
Oracle Corp Common	COM	68389X105	94,617	2,835,400	SH	Sol
Orient Express Hotels Ltd Common	COM	G67743107	55,367	4,475,882	SH	Sol
Paa Natural Gas Storage Lp Common	COM	693139107	29	1,250	SH	Sol
Patterson Companies Common	COM	703395103	33,291	1,034,200	SH	Sol
Peabody Energy Corp Common	COM	704549104	21,307	296,100	SH	Sol
Pebblebrook Hotel Trust Common	COM	70509V100	18,033	814,139	SH	Sol
Penn Virginia Resource Partners LP	COM	707884102	66	2,400	SH	Sol
Pennsylvania Real Estate Investment	COM	709102107	38,171	2,674,901	SH	Sol
PepsiCo, Inc.	COM	713448108	20,361	316,110	SH	Sol
Pfizer Inc Common	COM	717081103	51,031	2,512,584	SH	Sol
PG&E Corp Common	COM	69331C108	106,022	2,399,780	SH	Sol
Philip Morris International Common	COM	718172109	41,572	633,433	SH	Sol
PIMCO Corporate Income Fund CEF	COM	72200U100	75	4,500	SH	Sol
PIMCO Corporate Opportunity Fu CEF	COM	72201B101	7,977	384,079	SH	Sol
PIMCO Global StocksPLUS & Inc	COM	722011103	44	1,800	SH	Sol
PIMCO High Income Fund CEF	COM	722014107	5,361	382,672	SH	Sol
PIMCO Income Opportunity Fund	COM	72202B100	5,313	193,900	SH	Sol
PIMCO Income Strategy Fund	COM	72201H108	44	3,700	SH	Sol
PIMCO Income Strategy Fund II	COM	72201J104	1,198	114,900	SH	Sol
Pimco Municipal Income Fund II	COM	72200W106	980	97,000	SH	Sol
PIMCO Strategic Global Governm	COM	72200X104	466	42,130	SH	Sol
Pioneer Diversified High Trust CEF	COM	723653101	868	41,000	SH	Sol
Pioneer Floating Rate Trust CEF	COM	72369J102	1,457	109,200	SH	Sol
Pioneer High Income Trust CEF	COM	72369H106	4,199	253,738	SH	Sol
Plains All Amer Pipeline LP Common	COM	726503105	119	1,875	SH	Sol
PNC Financial Services Group	COM	693475105	907	14,400	SH	Sol

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Post Properties Inc Common	COM	737464107	276,897	7,054,699	SH	Sol
PPL Corp Common	COM	69351T106	26,195	1,035,380	SH	Sol
Praxair Inc Common	COM	74005P104	1,260	12,400	SH	Sol
Preferred & Corp. Inc. Strateg CEF	COM	09255J101	378	41,300	SH	Sol
Preferred Income Strategies Fu CEF	COM	09255H105	50	5,100	SH	Sol
Procter & Gamble Co Common	COM	742718109	56,165	911,776	SH	Sol
Prologis Common	COM	743410102	689,841	43,169,003	SH	Sol
Prudential Financial	COM	744320102	92,154	1,496,500	SH	Sol
PS Business Parks Inc Common	COM	69360J107	117,711	2,031,594	SH	Sol
Public Storage Inc Common	COM	74460D109	841,740	7,589,399	SH	Sol
Putnam High Income Securities	COM	746779107	12	1,400	SH	Sol
Putnam Managed Muni Incm Trs CEF	COM	746823103	1,136	164,600	SH	Sol
Putnam Master Intermediate Inc	COM	746909100	56	9,400	SH	Sol
Putnam Premier Income Fund CEF	COM	746853100	10,090	1,557,100	SH	Sol
Qualcomm Inc Common Stock	COM	747525103	59,913	1,092,700	SH	Sol
Questar Corp Common	COM	748356102	14,178	812,505	SH	Sol
Ramco-Gershenson Properties	COM	751452202	26,429	2,109,237	SH	Sol
Rayonier Inc Common	COM	754907103	5,661	90,846	SH	Sol
Reaves Utility Inc CEF	COM	756158101	73	3,200	SH	Sol
Regency Centers Corp Common	COM	758849103	247,939	5,702,366	SH	Sol
Regency Energy Partners LP	COM	75885Y107	102	3,725	SH	Sol
Ross Stores Inc	COM	778296103	41,214	579,500	SH	Sol
Royce Value Trust CEF	COM	780910105	8,547	555,388	SH	Sol
SBA Communications Corp CL A	COM	78388J106	4,075	102,700	SH	Sol
Schlumberger LTD Common	COM	806857108	24,453	262,198	SH	Sol
Sempra Energy Common	COM	816851109	50,965	952,625	SH	Sol
Senior High Income Portfolio CEF	COM	09255T109	41	9,900	SH	Sol
Senior Housing Prop Trust Common	COM	81721M109	89,753	3,895,503	SH	Sol
Ship Finance International Common	COM	G81075106	777	37,490	SH	Sol
Simon Property Group Inc Common	COM	828806109	2,023,416	18,882,195	SH	Sol
SL Green Realty Corp Common	COM	78440X101	315,099	4,190,137	SH	Sol
Southern Co Common	COM	842587107	62,370	1,636,570	SH	Sol
Southern Union Co Common	COM	844030106	1,394	48,710	SH	Sol
Sovran Self Storage Inc Common	COM	84610H108	42,560	1,076,106	SH	Sol
Special Opportunities Fund CEF	COM	84741T104	15	1,000	SH	Sol
Spectra Energy Corp Common	COM	847560109	3,277	120,570	SH	Sol
Starwood Hotels & Resorts	COM	85590A401	73,143	1,258,478	SH	Sol
State Street Corp Common	COM	857477103	638	14,200	SH	Sol
Strategic Global Income Fund I	COM	862719101	17	1,500	SH	Sol
Strategic Hotel Capital Inc Common	COM	86272T106	40,170	6,227,915	SH	Sol
Stratus Properties Inc Common	COM	863167201	4,187	318,440	SH	Sol
Suburban Propane Partners LP	COM	864482104	59	1,050	SH	Sol
Sunamerica Focused Alpha Gr CEF	COM	867037103	50	2,500	SH	Sol
Sunamerica Focused Alpha L/C CEF	COM	867038101	20	1,100	SH	Sol
Sunstone Hotel Investors Inc Common	COM	867892101	189,483	18,595,046	SH	Sol
Symantec Corp Common	COM	871503108	44,629	2,407,200	SH	Sol
Syngenta AG -ADR	ADR	87160A100	1,962	30,100	SH	Sol
Targa Resources Partners LP	COM	87611X105	77	2,231	SH	Sol
Taubman Centers Inc Common	COM	876664103	95,375	1,780,041	SH	Sol
TC Pipelines LP Common	COM	87233Q108	42	815	SH	Sol
Teekay Corp Common	COM	Y8564W103	750	20,310	SH	Sol
Teekay LNG Partners LP Common	PRTNRS	Y8564M105	82	2,000	SH	Sol
Templeton Global Income Fund CEF	COM	880198106	2,476	236,065	SH	Sol
Teva Pharmaceutical ADR	ADR	881624209	27,161	541,384	SH	Sol
Texas Instruments Inc Common	COM	882508104	40,964	1,185,300	SH	Sol
Tim Hortons Common	COM	88706M103	485	10,700	SH	Sol
Time Warner Cable	COM	88732J207	19,333	271,000	SH	Sol
Toronto-Dominion Bank Common	COM	891160509	15,964	180,200	SH	Sol
Tortoise MLP Fund, Inc Common	COM	89148B101	5,518	209,800	SH	Sol
Total SA Spon ADR	COM	89151E109	2,061	33,800	SH	Sol
Tri-Continental Corp	COM	895436103	38	2,600	SH	Sol
TS&W/Claymore T/A Balanced CEF	COM	87280R108	11	1,000	SH	Sol



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UDR INC Common	COM	902653104	540,649	22,185,038	SH	Sol
United Parcel Service Inc Common	COM	911312106	32,393	435,860	SH	Sol
United Technologies Corporatio	COM	913017109	11,942	141,073	SH	Sol
UnitedHealth Group Inc	COM	91324P102	63,524	1,405,400	SH	Sol
Urstadt Biddle Properties Inc	COM	917286205	36,246	1,905,706	SH	Sol
US Bancorp Common	COM	902973304	45,017	1,703,272	SH	Sol
U-Store-It Trust Common	COM	91274F104	38,975	3,704,851	SH	Sol
Van Kampen Bond Fund	COM	46132L107	22	1,200	SH	Sol
Van Kampen Dynamic Credit Opp	COM	46132R104	108	8,200	SH	Sol
Van Kampen Senior Income Trust	COM	46131H107	130	25,300	SH	Sol
Ventas Inc Common	COM	92276F100	680,545	12,533,057	SH	Sol
Verizon Communications Inc	COM	92343V104	20,272	525,986	SH	Sol
Visa Inc Class A Shares	COM	92826C839	73,767	1,002,000	SH	Sol
Vodafone Group PLC ADR	ADR	92857W209	2,441	84,900	SH	Sol
Vornado Realty Trust Common	COM	929042109	757,605	8,658,348	SH	Sol
Wal-Mart Stores Inc	COM	931142103	18,129	348,300	SH	Sol
Waste Management Inc Common	COM	94106L109	27,042	724,200	SH	Sol
Weingarten Realty Investors Common	COM	948741103	61,360	2,448,507	SH	Sol
Wells Fargo & Co 7.5% CV Series	PFD	949746804	13,944	13,470	SH	Sol
Wells Fargo & Co Common	COM	949746101	39,419	1,243,487	SH	Sol
Wells Fargo Advantage Global CEF	COM	94987C103	777	79,200	SH	Sol
Wells Fargo Advantage Income CEF	COM	94987B105	3,843	376,800	SH	Sol
Wells Fargo Advantage Multi CEF	COM	94987D101	74	4,900	SH	Sol
Wells Fargo Advantage Utilitie CEF	COM	94987E109	18	1,500	SH	Sol
Western Asset Emerg Mk Debt Fund	COM	95766A101	107	5,700	SH	Sol
Western Asset Gl High Inc Fund	COM	95766B109	5,136	396,300	SH	Sol
Western Asset Global Cp Common	COM	95790C107	2,610	142,711	SH	Sol
Western Asset High Income Fund	COM	95766J102	13,297	1,348,567	SH	Sol
Western Asset Inflation Manage	COM	95766U107	17	1,000	SH	Sol
Western Asset Managed Inc Fund	COM	95766K109	6,018	946,300	SH	Sol
Western Asset Premier Bond CEF	COM	957664105	955	61,200	SH	Sol
Western Asset Worldwide Inco CEF	COM	957668106	508	39,000	SH	Sol
Western Asset/Claymore Inflat CEF	COM	95766R104	517	41,900	SH	Sol
Western Asset/Claymore Inflati	COM	95766Q106	40	3,200	SH	Sol
Western Gas Partners LP Common	COM	958254104	60	1,725	SH	Sol
Weyerhaeuser Co Common	COM	962166104	5,048	205,222	SH	Sol
Williams Cos Inc Common	COM	969457100	49,728	1,594,869	SH	Sol
Williams Partners LP Common	PRTNRS	96950F104	96	1,850	SH	Sol
Wisconsin Energy Group Common	COM	976657106	101,573	3,330,260	SH	Sol
WW Grainger Inc Common	COM	384802104	1	10	SH	Sol
Xcel Energy Inc Common	COM	98389B100	15,254	638,500	SH	Sol

434 Data Records

21,261,062 Value Total

01 Other Manager on whose behalf report is filed