

Edgar Filing: PREFERRED INCOME FUND INC - Form N-30B-2

PREFERRED INCOME FUND INC

Form N-30B-2

October 22, 2004

FLAHERTY & CRUMRINE PREFERRED INCOME FUND

Dear Shareholder:

The Flaherty & Crumrine Preferred Income Fund ("PFD") produced a total return on Net Asset Value ("NAV") of 2.6%(1) during the three month period ending August 31, 2004. Since the beginning of the fiscal year on December 1, 2003, the total return on NAV has been 3.9%.

The NAV returns are consistent with our expectations for how the Fund should perform during periods of volatile long-term interest rates. As can be seen from the chart below, the yield on the 30 year U.S. Treasury bond has changed direction in each of the first three fiscal quarters of 2004 (changes in the value of the Fund's assets and hedge positions are closely correlated to the performance of this bond). The decline in rates during the first fiscal quarter contributed to strong returns for the period. The subsequent jump in rates during the second fiscal quarter resulted in negative returns for the period, as the Fund's hedges only partially offset the drop in value of the Fund's investment portfolio.

[GRAPHIC OMITTED]

EDGAR REPRESENTATION OF DATA POINTS USED IN PRINTED GRAPHIC AS FOLLOWS:

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YIELD ON LONG-TERM U.S. TREASURY BOND

DATE	YIELD
12/01/03	5.155%
12/05/03	5.047%
12/12/03	5.090%
12/19/03	4.959%
12/26/03	4.969%
01/02/04	5.170%
01/09/04	4.964%
01/16/04	4.892%
01/23/04	4.938%
01/30/04	4.965%
02/06/04	4.928%
02/13/04	4.916%
02/20/04	4.954%
02/27/04	4.855%
03/05/04	4.743%
03/12/04	4.707%
03/19/04	4.718%
03/26/04	4.771%
04/02/04	4.972%
04/09/04	5.028%
04/16/04	5.174%
04/23/04	5.246%
04/30/04	5.281%
05/07/04	5.462%
05/14/04	5.500%
05/21/04	5.460%
05/28/04	5.345%
06/04/04	5.461%
06/11/04	5.474%
06/18/04	5.374%
06/25/04	5.336%
07/02/04	5.205%

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07/09/04	5.213%
07/16/04	5.121%
07/23/04	5.171%
07/30/04	5.203%
08/06/04	5.034%
08/13/04	5.008%
08/20/04	5.027%
08/27/04	5.016%
08/31/04	4.935%

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As we began the most recent fiscal quarter, the Fund's hedge positions had appreciated significantly and were offsetting changes in value of the preferred portfolio almost dollar-for-dollar. Following the weakness in March and April we were unwilling to risk further declines in NAV, so we maintained the existing hedge position. If interest rates had continued to rise, the NAV of the Fund should have remained reasonably stable. That is exactly how the Fund's safety net hedging strategy is intended to work!

Shortly after the start of the third quarter, long-term interest rates reversed course and began a steady DECLINE, despite the fact that the Federal Reserve began INCREASING short-term rates in June (for a more detailed discussion of the economic conditions driving interest rates, see the "3rd Quarter Economic Update" on the Fund's website: WWW.PREFERREDINCOME.COM). As expected, the Fund's preferred securities appreciated throughout the period, while the hedge fell in value, dragging down overall performance. Initially this drag was substantial, but it lessened as rates continued to fall.

The Fund also benefited from a modest, favorable move in the relationship between the Fund's preferred securities and U.S. Treasuries. Simply stated, the price of our preferreds rose by more than the price of corresponding Treasury bonds during the quarter. This was the opposite of conditions in the previous quarter.

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(1) Based on monthly data provided by Lipper Inc. Distributions are assumed to be reinvested at NAV in accordance with Lipper's practice.

NAV investment performance is comprised of principal change and income. The discussion to this point has focused on factors that impact the principal change. Let's turn to the other component of performance -- income. The Fund's investment portfolio continues to produce sufficient amounts of dividend and interest income to support the current monthly dividend. There are, however, some warning flags on the horizon.

The Federal Reserve's present policy of raising short-term interest rates directly affects the Fund by increasing the cost of its leverage. The Fed's policy has been in place for some time now, and we have factored it into our management strategy. However, changes in long-term interest rates and the resulting impact on income are more difficult to plan for. If long-term interest rates rise, the Fund's hedges should appreciate and enable the Fund to purchase additional income-producing securities; this additional income should tend to offset the higher leverage expense.

Things get more challenging if long-term rates decline. This so-called "bull flattening" scenario (short-term rates rise while long-term rates decline), initially puts a strain on distributable income. Once again, the cost of LEVERAGE goes up along with higher short-term rates, but now the income generated by the investment portfolio may at some point actually fall if issuers retire older preferred securities with relatively high coupons and replace them with new issues that pay a lower rate (the issuer is analogous to a homeowner

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refinancing a mortgage when interest rates drop).

Fortunately, there is a bright side to this scenario -- as the yield curve flattens, the cost of the Fund's HEDGING strategy falls. The mathematics behind this are fairly complicated, but the concept is quite simple. Hedging a long-term security creates a package that closely resembles a short-term security. The market imposes a "charge" for this transformation, the amount of which is closely tied to the difference between long-term and short-term interest rates. The larger the difference, the more expensive it is to hedge. Therefore, the cost of hedging declines when the yield curve flattens and the interest rate differential shrinks. The benefits to the Fund don't materialize immediately, but they can be significant over time.

Changes in investment income, leverage expense and the cost of hedging (as well as other factors like realized gains or losses) mean that setting the dividend rate entails both science and art. We carefully monitor all of these moving parts, and do our best to set a rate that is sustainable under current market conditions.

Readers will notice some changes to the appearance of the information that follows. These changes are in accordance with recent changes to the SEC rules on shareholder reporting. The biggest change is the inclusion of a complete listing of the investment portfolio (previous reports for the Fund's first and third fiscal quarters did not include a portfolio listing). In addition, we've included a page entitled "Portfolio Overview" that contains a number of schedules summarizing important measures of the Fund's investments.

We hope you will also continue to visit the Fund's web site at [WWW.PREFERREDINCOME.COM](http://WWW.PREFERREDINCOME.COM) where a broad range of information about the Fund is updated regularly. We also encourage you to visit [WWW.PREFERREDSTOCKGUIDE.COM](http://WWW.PREFERREDSTOCKGUIDE.COM). It contains useful information about most of the issues that make up the preferred securities universe.

Sincerely,

/S/ DONALD F. CRUMRINE

Donald F. Crumrine  
Chairman of the Board

/S/ROBERT M. ETINGER

Robert M. Ettinger  
President

October 11, 2004

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Flaherty & Crumrine Preferred Income Fund Incorporated  
PORTFOLIO OVERVIEW  
AUGUST 31, 2004  
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### FUND STATISTICS ON 8/31/04

Net Asset Value	\$	15.56
Market Price	\$	17.90
Premium/Discount		15.04%
Yield on Market Price		6.37%

Common Shares

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Outstanding 10,243,165

MOODY'S RATINGS	% OF PORTFOLIO
AAA	0.6%
AA	5.6%
A	28.2%
BBB	43.2%
BB	15.8%
Not Rated	5.3%
Below Investment Grade*	15.0%

\* BELOW INVESTMENT GRADE BY BOTH MOODY'S AND S&P

[GRAPHIC OMITTED]  
EDGAR REPRESENTATION OF DATA POINTS USED IN PRINTED GRAPHIC AS FOLLOWS:

INDUSTRY CATEGORIES	% OF PORTFOLIO
Utilities	45%
Banks	28%
Financial Services	11%
Insurance	9%
Oil and Gas	4%
Other	3%

TOP 10 HOLDINGS BY ISSUER	% OF PORTFOLIO
J.P. Morgan Chase	6.5%
Lehman Brothers	5.2%
Interstate Power	5.1%
Citigroup	4.8%
GreenPoint Financial	3.8%
Zurich RegCaPS	3.7%
Duke Energy	3.7%
ABN AMRO	3.4%
Alabama Power	3.4%
SLM Corporation	2.9%

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% OF PORTFOLIO

Holdings Generating Qualified Dividend Income (QDI) for Individuals 76  
 Holdings Generating Income Eligible for the Corporate Dividend Received Deduction (DRD) 76

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 Flaherty &Crumrine Preferred Income Fund Incorporated  
 PORTFOLIO OF INVESTMENTS  
 AUGUST 31, 2004 (UNAUDITED)  
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SHARES/\$ PAR

-----  
 PREFERRED SECURITIES -- 93.6%

BANKING -- 28.4%

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 ABN AMRO North America, Inc.:  
 3,625 6.46% Pfd., 144A\*\*\* .....  
 4,000 6.59% Pfd., 144A\*\*\* .....  
 400 BancWest Capital I, 9.50% Pfd. 12/01/30 .....  
 \$750,000 Barnett Capital II, 7.95% 12/01/26 Capital Security .....  
 \$1,500,000 BT Preferred Capital Trust II, 7.875% 02/25/27 Capital Security .....  
 Citigroup, Inc.:  
 128,927 5.864% Pfd., Series M .....  
 9,876 6.213% Pfd., Series G .....  
 51,500 6.231% Pfd., Series H .....  
 31,850 6.365% Pfd., Series F .....  
 Cobank, ACB:  
 50,000 7.00% Pfd., 144A\*\*\* .....  
 75,000 Adj. Rate Pfd., 144A\*\*\* .....  
 \$500,000 Comerica (Imperial) Capital Trust I, 9.98% 12/31/26 Capital Security, Series B .  
 \$2,250,000 First Hawaiian Capital I, 8.343% 07/01/27 Capital Security, Series B .....  
 \$1,500,000 First Union Capital II, 7.95% 11/15/29 Capital Security .....  
 \$906,000 First Union Institutional Capital I, 8.04% 12/01/26 Capital Security .....  
 \$1,820,000 First Union Institutional Capital II, 7.85% 01/01/27 Capital Security .....  
 \$7,820,000 GreenPoint Capital Trust I, 9.10% 06/01/27 Capital Security .....  
 34,200 HSBC USA, Inc., \$2.8575 Pfd. ....  
 J.P. Morgan Chase & Co.:  
 37,500 6.625% Pfd., Series H .....  
 147,775 Series A, Adj. Rate Pfd. ....  
 \$270,000 Keycorp Institutional Capital B, 8.25% 12/15/26 Capital Security .....  
 \$674,000 NB Capital Trust II, 7.83% 12/15/26 Capital Security .....  
 16,500 Regions Financial Trust I, 8.00% Pfd. ....  
 \$2,635,000 Republic New York Capital II, 7.53% 12/04/26 Capital Security .....  
 7,500 Wachovia Preferred Funding, 7.25% Pfd. Series A .....

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 FINANCIAL SERVICES -- 10.8%

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	The Bear Stearns Companies Inc.:	
63,100	5.49% Pfd., Series G	.....
62,540	5.72% Pfd., Series F	.....
6,975	Freddie Mac, 5.00% Pfd., Series F	.....

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Flaherty & Crumrine Preferred Income Fund Incorporated  
 PORTFOLIO OF INVESTMENTS (CONTINUED)  
 AUGUST 31, 2004 (UNAUDITED)

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SHARES/\$ PAR

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PREFERRED SECURITIES -- 93.6%  
 FINANCIAL SERVICES -- (CONTINUED)

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	Lehman Brothers Holdings, Inc.:	
85,400	5.67% Pfd., Series D	.....
154,475	5.94% Pfd., Series C	.....
20,000	6.50% Pfd., Series F	.....
123,805	SLM Corporation, 6.97% Pfd., Series A	.....

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INSURANCE -- 7.8%

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21,000	Everest Re Capital Trust II, 6.20% Pfd. Series B	.....
\$5,150,000	MMI Capital Trust I, 7.625% 12/15/27 Capital Security, Series B	.....
18	Premium Assets, Series A, Zurich RegCaPS Variable Inverse Pfd., Pvt.	.....
\$4,000,000	Provident Financing Trust I, 7.405% 03/15/38 Capital Security	.....
7,000	St. Paul Capital Trust I, 7.60% Pfd.	.....
	Zurich RegCaPS Funding Trust:	
4,250	6.01% Pfd., 144A***	.....
2,450	6.58% Pfd., Pvt., 144A***	.....

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UTILITIES -- 40.3%

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	Alabama Power Company:	
300	4.52% Pfd.	.....
5,734	4.72% Pfd.	.....
34,100	5.20% Pfd.	.....
275,000	5.30% Pfd.	.....
2,049	Appalachian Power Company, 5.92% Sinking Fund Pfd.	.....
26,125	Avista Corporation, \$6.95 Sinking Fund Pfd., Series K	.....
10,000	Baltimore Gas & Electric Company, 6.70% Pfd., Series 1993	.....
10,100	Boston Edison Company, 4.78% Pfd.	.....
	Central Hudson Gas & Electric Corporation:	

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5,000	4.35% Pfd., Series D, Pvt. ....
900	4.96% Pfd., Series E, Pvt. ....
10,000	Central Illinois Light Company, 4.64% Pfd. ....
11,000	Central Illinois Public Service Corporation, 4.90% Pfd. ....
22,239	Central Vermont Public Service Corporation, 8.30% Pvt. Sinking Fund Pfd. ....
	Connecticut Light & Power Company:
700	4.50% Pfd., Pvt. ....
9,300	5.28% Pfd. ....
1,905	6.56% Pfd., Series 1968 ....
15,778	\$3.24 Pfd. ....
2,100	Consolidated Edison Company of New York, 4.65% Pfd., Series C ....

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 Flaherty & Crumrine Preferred Income Fund Incorporated  
 PORTFOLIO OF INVESTMENTS (CONTINUED)  
 AUGUST 31, 2004 (UNAUDITED)  
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SHARES/\$ PAR  
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PREFERRED SECURITIES -- (CONTINUED)  
 UTILITIES -- (CONTINUED)  
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	Duke Energy Corporation:
4,556	4.50% Pfd., Series C, Pvt. ....
26,851	6.75%, Sinking Fund Pfd, Series X ....
519	7.04% Pfd., Series Y ....
30,762	7.85% Pfd., Series S ....
	Duquesne Light Company:
7,675	4.10% Pfd. ....
6,330	4.15% Pfd. ....
910	4.20% Pfd. ....
25,775	6.50% Pfd. ....
5,490	\$2.10 Pfd. Series A ....
5,000	Energy East Capital Trust I, 8.25% Pfd. ....
	Entergy Arkansas, Inc.:
5,407	7.32% Pfd. ....
11,350	7.40% Pfd. ....
5,030	7.80% Pfd. ....
3,822	7.88% Pfd. ....
30,266	\$1.96 Pfd. ....
4,555	Entergy Gulf States, Inc., 7.56% Pfd. ....
	Entergy Louisiana, Inc.:
260	7.84% Pfd. ....
106,138	8.00% Pfd., Series 92 ....
8,600	Entergy Mississippi, Inc., 7.44% Pfd. ....
10,800	Enterprise Capital Trust I, 7.44% Pfd., Series A ....
	Florida Power Company:
17,769	4.58% Pfd. ....
5,157	4.60% Pfd. ....
18,535	4.75% Pfd. ....
170	Florida Power & Light Company, 4.50% Pfd., Series A, Pvt. ....
50,000	Georgia Power Capital Trust V, 7.125% Pfd. ....

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2,010	Great Plains Energy, Inc., 4.50% Pfd. ....
55,000	HECO Capital Trust III, 6.50% Pfd. ....
\$3,500,000	Houston Light & Power, Capital Trust II, 8.257%, 02/01/37 Capital Security ....
2,717	Idaho Power Company, 7.68% Pfd., Series 1 ....
8,000	Indiana Michigan Power Company, 6.875% Sinking Fund Pfd. ....
32,650	Indianapolis Power & Light Company, 5.65% Pfd. ....
384,000	Interstate Power & Light Company, 8.375% Pfd., Series B ....
14,250	Narragansett Electric Company, 4.64% Pfd. ....

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 Flaherty & Crumrine Preferred Income Fund Incorporated  
 PORTFOLIO OF INVESTMENTS (CONTINUED)  
 AUGUST 31, 2004 (UNAUDITED)  
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SHARES/\$ PAR  
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PREFERRED SECURITIES -- (CONTINUED)  
 UTILITIES -- (CONTINUED)  
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	Northern Indiana Public Service Company:
3,905	7.44% Pfd. ....
7,465	Series A, Adj. Rate Pfd. ....
6,170	Ohio Edison Company, 4.44% Pfd. ....
1,724	Ohio Power Company, 5.90% Sinking Fund Pfd. ....
	Pacific Enterprises:
27,430	\$4.50 Pfd. ....
10,000	\$4.75 Pfd., Series 53 ....
	PacifiCorp:
200	5.40% Pfd. ....
1,225	\$4.56 Pfd. ....
14,542	\$4.72 Pfd. ....
14,388	\$7.48 Sinking Fund Pfd. ....
5,000	PECO Energy Company, \$4.40 Pfd., Series C ....
790	Pennsylvania Power Company, 7.75% Pfd. ....
11,194	Portland General Electric, 7.75% Sinking Fund Pfd. ....
19,209	Potomac Electric Power Company, \$3.40 Sinking Fund Pfd. ....
5,000	PPL Electric Utilities Corporation, 6.75% Pfd. ....
10,000	Public Service Company of New Mexico, 4.58% Pfd., Series 1965 ....
29,050	REI Trust I, 7.20% Pfd. Series C ....
	San Diego Gas & Electric Company:
1,200	4.40% Pfd. ....
700	4.50% Pfd. ....
67,000	\$1.70 Pfd ....
21,250	\$1.7625 Sinking Fund Pfd. ....
100,000	Savannah Electric & Power Company, 6.00% Pfd. ....
	South Carolina Electric & Gas Company:
25,373	5.125% Purchase Fund Pfd., Pvt. ....
6,703	6.00% Purchase Fund Pfd., Pvt. ....
60,000	Southern Union Company, 7.55% Pfd. ....
\$750,000	TXU Electric Capital V, 8.175% 01/30/37 Capital Security ....
	TXU US Holdings Company:
10,000	\$4.00 Pfd., Series TES ....



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5,700	\$4.00 Pfd., Series TPL .....
1,000	\$4.84 Pfd. ....
	Union Electric Company:
14,150	4.56% Pfd. ....
4,000	\$7.64 Pfd. ....
12,500	Virginia Electric & Power Company, \$7.05 Pfd. ....

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 Flaherty & Crumrine Preferred Income Fund Incorporated  
 PORTFOLIO OF INVESTMENTS (CONTINUED)  
 AUGUST 31, 2004 (UNAUDITED)  
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SHARES/\$ PAR  
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PREFERRED SECURITIES -- (CONTINUED)  
 UTILITIES -- (CONTINUED)

	Wisconsin Power & Light Company:
1,220	4.50% Pfd. ....
333	4.80% Pfd. ....
13,000	6.20% Pfd. ....
	Xcel Energy, Inc.:
16,030	\$4.08 Pfd., Series B .....
26,200	\$4.10 Pfd., Series C .....
22,000	\$4.11 Pfd., Series D .....
17,750	\$4.16 Pfd., Series E .....
10,000	\$4.56 Pfd., Series G .....

OIL AND GAS -- 4.2%

17,200	Anadarko Petroleum Corporation, 5.46% Pfd. ....
7,000	Apache Corporation, 5.68% Pfd., Series B .....
5,985	EOG Resources, Inc., 7.195% Pfd., Series B .....
10,000	Lasmo America Limited, 8.15% Pfd., 144A*** .....

REAL ESTATE INVESTMENT TRUST (REIT) -- 0.4%

40,000	Regency Centers Corporation, 7.25% Pfd., REIT .....
--------	-----------------------------------------------------

MISCELLANEOUS INDUSTRIES -- 1.7%

13,600	E.I. Du Pont de Nemours and Company, \$4.50 Pfd., Series B .....
36,200	Farmland Industries, Inc., 8.00% Pfd., 144A*** .....

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33,250 Ocean Spray Cranberries, Inc., 6.25% Pfd., 144A\*\*\* .....  
 26,000 Touch America Holdings, \$6.875 Pfd. ....

TOTAL PREFERRED SECURITIES  
 (Cost \$204,148,080) .....

CORPORATE DEBT SECURITY -- 0.5%  
 UTILITIES -- 0.5%

45,000 Northern States Power Company, 8.00% .....

TOTAL CORPORATE DEBT SECURITY  
 (Cost \$1,107,375) .....

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Flaherty & Crumrine Preferred Income Fund Incorporated  
 PORTFOLIO OF INVESTMENTS (CONTINUED)  
 AUGUST 31, 2004 (UNAUDITED)

SHARES/\$ PAR  
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COMMON STOCK AND CONVERTIBLE SECURITIES -- 4.9%  
 INSURANCE -- 0.7%

50,000 UnumProvident Corporation, 8.25% Mandatory Convertible, 05/16/06

UTILITIES -- 4.2%

107,500 Duke Energy Corporation  
 109,500 FPL Group, Inc., 8.50%, Mandatory Convertible, Series A, 02/16/05  
 30,000 TXU Corporation, 8.75%, Mandatory Convertible, 11/16/05

TOTAL COMMON STOCK AND CONVERTIBLE SECURITIES  
 (Cost \$11,120,311)

OPTION CONTRACTS -- 0.1%

1,450 October Put Options on December U.S. Treasury Bond Futures, Expiring 9/25/04

TOTAL OPTION CONTRACTS  
 (Cost \$1,152,956)

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 Flaherty & Crumrine Preferred Income Fund Incorporated  
 PORTFOLIO OF INVESTMENTS (CONTINUED)  
 AUGUST 31, 2004 (UNAUDITED)  
 -----

SHARES/\$ PAR  
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MONEY MARKET FUND -- 0.6%  
 1,557,423 BlackRock Provident Institutional, TempFund .....

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TOTAL MONEY MARKET FUND  
 (Cost \$1,557,423) .....

TOTAL INVESTMENTS (Cost \$219,086,145\*\*) ..... 99.7%  
 OTHER ASSETS AND LIABILITIES (Net) ..... 0.3%

---

Total Net Assets Available to Common and Preferred Stock ..... 100.0%+

MONEY MARKET CUMULATIVE PREFERRED STOCK(TM) (MMP (R)) REDEMPTION VALUE .....  
 ACCUMULATED UNDECLARED DISTRIBUTIONS TO MMP (R) .....

TOTAL NET ASSETS AVAILABLE TO COMMON STOCK .....

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 Flaherty & Crumrine Preferred Income Fund Incorporated  
 FINANCIAL DATA  
 PER SHARE OF COMMON STOCK (UNAUDITED)  
 -----

	TOTAL DIVIDENDS PAID	NET ASSET VALUE	NYSE CLOSING PRICE
	-----	-----	-----
December 31, 2003 - Extra .....	\$0.0400	\$15.90	\$18.40
December 31, 2003 .....	0.0950	15.90	18.40
January 31, 2004 .....	0.0950	16.23	18.35
February 29, 2004 .....	0.0950	16.37	18.97
March 31, 2004 .....	0.0950	16.36	19.62
April 30, 2004 .....	0.0950	15.94	16.11
May 31, 2004 .....	0.0950	15.45	17.62
June 30, 2004 .....	0.0950	15.29	17.03
July 31, 2004 .....	0.0950	15.28	16.78
August 31, 2004 .....	0.0950	15.56	17.90

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Flaherty & Crumrine Preferred Income Fund Incorporated  
STATEMENT OF CHANGES IN NET ASSETS AVAILABLE TO COMMON STOCK(1)  
FOR THE PERIOD FROM DECEMBER 1, 2003 THROUGH AUGUST 31, 2004 (UNAUDITED)  
-----

OPERATIONS:

-----  
Net investment income .....  
Net realized loss on investments sold during the period .....  
Change in net unrealized depreciation of investments held during the period .....  
Distributions to Money Market Cumulative PreferredTM Stock Shareholders from net  
investment income, including changes in accumulated undeclared distributions .....  
  
NET INCREASE IN NET ASSETS FROM OPERATIONS .....

DISTRIBUTIONS:

-----  
Dividends paid from net investment income to Common Stock Shareholders(2) .....  
  
TOTAL DISTRIBUTIONS TO COMMON STOCK SHAREHOLDERS .....

FUND SHARES TRANSACTIONS:

-----  
Increase from Common Stock Transactions .....  
  
NET INCREASE IN NET ASSETS FROM FUND SHARE TRANSACTIONS .....

NET DECREASE IN NET ASSETS AVAILABLE TO COMMON STOCK FOR THE  
PERIOD .....

NET ASSETS AVAILABLE TO COMMON STOCK:

-----  
Beginning of period .....  
Net decrease during the period .....  
  
End of period .....

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FOR THE PERIOD FROM DECEMBER 1, 2003 THROUGH AUGUST 31, 2004 (UNAUDITED)  
FOR A COMMON SHARE OUTSTANDING THROUGHOUT THE PERIOD.  
-----

PER SHARE OPERATING PERFORMANCE:

Net asset value, beginning of period .....

INVESTMENT OPERATIONS:

Net investment income .....

Net realized loss and unrealized depreciation on investments .....

DISTRIBUTIONS TO MMP(R)\* SHAREHOLDERS:

From net investment income (including change in accumulated undeclared  
dividends on MMP(R)\*) .....

From net realized capital gains .....

Total from investment operations .....

DISTRIBUTIONS TO COMMON SHAREHOLDERS:

From net investment income .....

From net realized capital gains .....

Total distributions to Common Shareholders .....

Net asset value, end of period .....

Market value, end of period .....

Common shares outstanding, end of period .....

RATIOS TO AVERAGE NET ASSETS AVAILABLE TO COMMON STOCK

SHAREHOLDERS:

Net investment income + .....

Operating expenses .....

-----  
SUPPLEMENTAL DATA:++

Portfolio turnover rate .....

Total net assets available to Common and Preferred Stock, end of period (in 000's) .....

Ratio of operating expenses to total average net assets available to Common and  
Preferred Stock .....

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[BEGIN SIDEBAR]

DIRECTORS

Martin Brody  
Donald F. Crumrine, CFA  
Robert M. Ettinger, CFA  
David Gale  
Morgan Gust  
Robert F. Wulf, CFA

OFFICERS

Donald F. Crumrine, CFA  
Chairman of the Board  
and Chief Executive Officer  
Robert M. Ettinger, CFA  
President  
R. Eric Chadwick, CFA  
Chief Financial Officer,  
Vice President, Treasurer  
and Secretary  
Peter C. Stimes, CFA  
Chief Compliance  
Officer and Vice President  
Bradford S. Stone  
Vice President  
Laurie Lodolo  
Assistant Compliance Officer,  
Assistant Treasurer and  
Assistant Secretary

INVESTMENT ADVISER

Flaherty & Crumrine Incorporated  
e-mail: flaherty@pfdincome.com

QUESTIONS CONCERNING YOUR SHARES OF FLAHERTY & CRUMRINE PREFERRED INCOME FUND?

- o If your shares are held in a brokerage Account, contact your broker.
- o If you have physical possession of your shares in certificate form, contact the Fund's Transfer Agent & Shareholder Servicing Agent --  
PFPC Inc.  
P.O. Box 43027  
Providence, RI 02940-3027  
1-800-331-1710

THIS REPORT IS SENT TO SHAREHOLDERS OF FLAHERTY & CRUMRINE PREFERRED INCOME FUND INCORPORATED FOR THEIR INFORMATION. IT IS NOT A PROSPECTUS, CIRCULAR OR REPRESENTATION INTENDED FOR USE IN THE PURCHASE OR SALE OF SHARES OF THE FUND OR OF ANY SECURITIES MENTIONED IN THIS REPORT.

[END SIDEBAR]

[GRAPHIC OMITTED]  
LIGHTHOUSE

FLAHERTY & CRUMRINE  
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PREFERRED INCOME FUND

QUARTERLY  
REPORT

AUGUST 31, 2004

web site: [www.preferredincome.com](http://www.preferredincome.com)