

COHEN & STEERS QUALITY INCOME REALTY FUND INC  
Form NSAR-B  
March 01, 2011

PAGE 1  
000 B000000 12/31/2010  
000 C000000 0001157842  
000 D000000 N  
000 E000000 NF  
000 F000000 Y  
000 G000000 N  
000 H000000 N  
000 I000000 6.1  
000 J000000 A  
001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND  
001 B000000 811-10481  
001 C000000 2128323232  
002 A000000 280 PARK AVENUE  
002 B000000 NEW YORK  
002 C000000 NY  
002 D010000 10017  
003 000000 N  
004 000000 N  
005 000000 N  
006 000000 N  
007 A000000 N  
007 B000000 0  
007 C010100 1  
008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
008 B000001 A  
008 C000001 801-27721  
008 D010001 NEW YORK  
008 D020001 NY  
008 D030001 10017  
010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
010 B000001 801-27721  
010 C010001 NEW YORK  
010 C020001 NY  
010 C030001 10017  
010 A000002 STATE STREET CORPORATION  
010 B000002 85-05003  
010 C010002 BOSTON  
010 C020002 MA  
010 C030002 02111  
012 A000001 Bank of New York Mellon  
012 B000001 85-05006  
012 C010001 Jersey City  
012 C020001 NJ  
012 C030001 07310  
013 A000001 PRICEWATERHOUSECOOPERS, LLP  
013 B010001 NEW YORK  
013 B020001 NY  
013 B030001 10019  
014 A000001 COHEN & STEERS SECURITIES, LLC  
014 B000001 8-00  
015 A000001 STATE STREET CORPORATION  
PAGE 2  
015 B000001 C  
015 C010001 BOSTON  
015 C020001 MA  
015 C030001 02111  
015 C040001 8200  
015 E010001 X

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

015 A000002 UNICREDIT BANK AUSTRIA AG  
015 B000002 S  
015 C010002 VIENNA  
015 D010002 AUSTRIA  
015 E040002 X  
015 A000003 THE HONGKONG AND SHANGHAI BANKING CORP. LTD.  
015 B000003 S  
015 C010003 SYDNEY  
015 D010003 AUSTRALIA  
015 E040003 X  
015 A000004 DEUTSCHE BANK AG  
015 B000004 S  
015 C010004 BRUSSELS  
015 D010004 BELGIUM  
015 E040004 X  
015 A000005 CITIBANK, N.A.  
015 B000005 S  
015 C010005 SAO PAULO  
015 D010005 BRAZIL  
015 E040005 X  
015 A000006 STATE STREET TRUST COMPANY CANADA  
015 B000006 S  
015 C010006 TORONTO  
015 D010006 CANADA  
015 E040006 X  
015 A000007 CLEARSTREAM BANKING SA  
015 B000007 S  
015 C010007 LUXEMBOURG  
015 D010007 LUXEMBOURG  
015 E040007 X  
015 A000008 CREDIT SUISSE  
015 B000008 S  
015 C010008 ZURICH  
015 D010008 SWITZERLAND  
015 E040008 X  
015 A000009 DEUTSCHE BANK AG  
015 B000009 S  
015 C010009 FRANKFURT  
015 D010009 GERMANY  
015 E040009 X  
015 A000010 SKANDINAVISKA ENSKILDA BANKEN AB  
015 B000010 S  
015 C010010 COPENHAGEN  
015 D010010 DENMARK  
015 E040010 X  
PAGE 3  
015 A000011 DEUTSCHE BANK S.A.E.  
015 B000011 S  
015 C010011 BARCELONA  
015 D010011 SPAIN  
015 E040011 X  
015 A000012 SKANDINAVISKA ENSKILDA BANKEN AB (SEB)  
015 B000012 S  
015 C010012 HELSINKI  
015 D010012 FINLAND  
015 E040012 X  
015 A000013 DEUTSCHE BANK AG  
015 B000013 S  
015 C010013 PARIS  
015 D010013 FRANCE  
015 E040013 X  
015 A000014 STATE STREET BANK & TRUST CO

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

015 B000014 S  
015 C010014 LONDON  
015 D010014 UNITED KINGDOM  
015 E040014 X  
015 A000015 STANDARD CHARTERED BANK  
015 B000015 S  
015 C010015 HONG KONG  
015 D010015 HONG KONG  
015 E040015 X  
015 A000016 Deutsche Bank S.p.A  
015 B000016 S  
015 C010016 MILAN  
015 D010016 Italy  
015 E040016 X  
015 A000017 THE HONG KONG & SHANGHAI BANKING CORP., LTD.  
015 B000017 S  
015 C010017 Tokyo  
015 D010017 Japan  
015 E040017 X  
015 A000018 DEUTSCHE BANK AG  
015 B000018 S  
015 C010018 AMSTERDAM  
015 D010018 NETHERLANDS  
015 E040018 X  
015 A000019 SKANDINAVISKA ENSKILDA BANKEN AB  
015 B000019 S  
015 C010019 OSLO  
015 D010019 NORWAY  
015 E040019 X  
015 A000020 THE HONGKONG AND SHANGHAI BANKING CORP LTD  
015 B000020 S  
015 C010020 AUCKLAND  
015 D010020 NEW ZEALAND  
015 E040020 X  
015 A000021 SKANDINAVISKA ENSKILDA BANKEN AB  
PAGE 4  
015 B000021 S  
015 C010021 STOCKHOLM  
015 D010021 SWEDEN  
015 E040021 X  
015 A000022 CITIBANK N.A.  
015 B000022 S  
015 C010022 SINGAPORE  
015 D010022 SINGAPORE  
015 E040022 X  
018 000000 Y  
019 A000000 Y  
019 B000000 18  
019 C000000 COHENSTEER  
020 A000001 J.P. MORGAN SECURITIES, INC.  
020 B000001 13-3379014  
020 C000001 354  
020 A000002 MERRILL LYNCH PIERCE FENNER & SMITH, INC.  
020 B000002 13-5674085  
020 C000002 190  
020 A000003 CITIGROUP GLOBAL MARKETS INC.  
020 B000003 11-2418191  
020 C000003 164  
020 A000004 PERSHING LLC  
020 B000004 13-2741729  
020 C000004 145  
020 A000005 KEYBANC CAPITAL MARKETS INC

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

020 B000005 34-1391952  
020 C000005 125  
020 A000006 MORGAN STANLEY  
020 B000006 13-2655998  
020 C000006 112  
020 A000007 UBS AG  
020 B000007 13-3873456  
020 C000007 92  
020 A000008 CREDIT SUISSE SECURITIES LLC (USA)  
020 B000008 13-5659485  
020 C000008 88  
020 A000009 GOLDMAN SACHS & CO.  
020 B000009 13-5108880  
020 C000009 83  
020 A000010 BARCLAYS BANK  
020 B000010 06-1031656  
020 C000010 82  
021 000000 2069  
022 A000001 FEDERATED GOVERNMENT OBLIGATIONS FUND  
022 C000001 209400  
022 D000001 210003  
022 A000002 STATE STR INSTL LIQUID RESVS FUND  
022 C000002 209400  
022 D000002 209765  
022 A000003 GOLDMAN SACHS & CO.

PAGE 5

022 B000003 13-5108880  
022 C000003 0  
022 D000003 159  
023 C000000 418800  
023 D000000 419927  
024 000000 Y  
025 A000001 CITIGROUP GLOBAL MARKETS INC.  
025 B000001 11-2418191  
025 C000001 E  
025 D000001 4106  
025 A000002 BARCLAYS BANK  
025 B000002 06-1031656  
025 C000002 E  
025 D000002 7019  
026 A000000 N  
026 B000000 Y  
026 C000000 Y  
026 D000000 Y  
026 E000000 N  
026 F000000 N  
026 G010000 N  
026 G020000 N  
026 H000000 N  
027 000000 N  
028 A010000 0  
028 A020000 0  
028 A030000 0  
028 A040000 0  
028 B010000 0  
028 B020000 0  
028 B030000 0  
028 B040000 0  
028 C010000 0  
028 C020000 0  
028 C030000 0  
028 C040000 0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

|     |         |       |
|-----|---------|-------|
| 028 | D010000 | 0     |
| 028 | D020000 | 0     |
| 028 | D030000 | 0     |
| 028 | D040000 | 0     |
| 028 | E010000 | 0     |
| 028 | E020000 | 0     |
| 028 | E030000 | 0     |
| 028 | E040000 | 0     |
| 028 | F010000 | 0     |
| 028 | F020000 | 0     |
| 028 | F030000 | 0     |
| 028 | F040000 | 0     |
| 028 | G010000 | 0     |
| 028 | G020000 | 0     |
| 028 | G030000 | 0     |
|     | PAGE 6  |       |
| 028 | G040000 | 0     |
| 028 | H000000 | 0     |
| 030 | A000000 | 0     |
| 030 | B000000 | 0.00  |
| 030 | C000000 | 0.00  |
| 031 | A000000 | 0     |
| 031 | B000000 | 0     |
| 032 | 000000  | 0     |
| 033 | 000000  | 0     |
| 035 | 000000  | 0     |
| 036 | B000000 | 0     |
| 038 | 000000  | 0     |
| 042 | A000000 | 0     |
| 042 | B000000 | 0     |
| 042 | C000000 | 0     |
| 042 | D000000 | 0     |
| 042 | E000000 | 0     |
| 042 | F000000 | 0     |
| 042 | G000000 | 0     |
| 042 | H000000 | 0     |
| 043 | 000000  | 0     |
| 044 | 000000  | 0     |
| 045 | 000000  | Y     |
| 046 | 000000  | N     |
| 047 | 000000  | Y     |
| 048 | 000000  | 0.850 |
| 048 | A010000 | 0     |
| 048 | A020000 | 0.000 |
| 048 | B010000 | 0     |
| 048 | B020000 | 0.000 |
| 048 | C010000 | 0     |
| 048 | C020000 | 0.000 |
| 048 | D010000 | 0     |
| 048 | D020000 | 0.000 |
| 048 | E010000 | 0     |
| 048 | E020000 | 0.000 |
| 048 | F010000 | 0     |
| 048 | F020000 | 0.000 |
| 048 | G010000 | 0     |
| 048 | G020000 | 0.000 |
| 048 | H010000 | 0     |
| 048 | H020000 | 0.000 |
| 048 | I010000 | 0     |
| 048 | I020000 | 0.000 |
| 048 | J010000 | 0     |
| 048 | J020000 | 0.000 |

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

048 K010000 0  
048 K020000 0.000  
049 000000 N  
050 000000 N  
051 000000 N  
PAGE 7  
052 000000 N  
053 A000000 Y  
053 B000000 Y  
053 C000000 N  
054 A000000 Y  
054 B000000 Y  
054 C000000 N  
054 D000000 N  
054 E000000 N  
054 F000000 N  
054 G000000 Y  
054 H000000 Y  
054 I000000 N  
054 J000000 Y  
054 K000000 N  
054 L000000 N  
054 M000000 Y  
054 N000000 N  
054 O000000 N  
055 A000000 N  
055 B000000 Y  
056 000000 Y  
057 000000 N  
058 A000000 N  
059 000000 Y  
060 A000000 N  
060 B000000 N  
061 000000 0  
062 A000000 N  
062 B000000 0.0  
062 C000000 0.0  
062 D000000 0.0  
062 E000000 0.0  
062 F000000 0.0  
062 G000000 0.0  
062 H000000 0.0  
062 I000000 0.0  
062 J000000 0.0  
062 K000000 0.0  
062 L000000 0.0  
062 M000000 0.0  
062 N000000 0.0  
062 O000000 0.0  
062 P000000 0.0  
062 Q000000 0.0  
062 R000000 0.0  
063 A000000 0  
063 B000000 0.0  
066 A000000 Y  
066 B000000 N  
066 C000000 N  
PAGE 8  
066 D000000 N  
066 E000000 N  
066 F000000 Y  
066 G000000 N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

|     |         |    |         |
|-----|---------|----|---------|
| 067 | 000000  | N  |         |
| 068 | A000000 | N  |         |
| 068 | B000000 | N  |         |
| 069 | 000000  | N  |         |
| 070 | A010000 | Y  |         |
| 070 | A020000 | N  |         |
| 070 | B010000 | Y  |         |
| 070 | B020000 | Y  |         |
| 070 | C010000 | Y  |         |
| 070 | C020000 | N  |         |
| 070 | D010000 | Y  |         |
| 070 | D020000 | N  |         |
| 070 | E010000 | Y  |         |
| 070 | E020000 | N  |         |
| 070 | F010000 | Y  |         |
| 070 | F020000 | N  |         |
| 070 | G010000 | Y  |         |
| 070 | G020000 | N  |         |
| 070 | H010000 | Y  |         |
| 070 | H020000 | N  |         |
| 070 | I010000 | N  |         |
| 070 | I020000 | N  |         |
| 070 | J010000 | Y  |         |
| 070 | J020000 | Y  |         |
| 070 | K010000 | Y  |         |
| 070 | K020000 | Y  |         |
| 070 | L010000 | Y  |         |
| 070 | L020000 | Y  |         |
| 070 | M010000 | Y  |         |
| 070 | M020000 | Y  |         |
| 070 | N010000 | Y  |         |
| 070 | N020000 | N  |         |
| 070 | O010000 | Y  |         |
| 070 | O020000 | Y  |         |
| 070 | P010000 | Y  |         |
| 070 | P020000 | N  |         |
| 070 | Q010000 | Y  |         |
| 070 | Q020000 | N  |         |
| 070 | R010000 | N  |         |
| 070 | R020000 | N  |         |
| 071 | A000000 |    | 1023988 |
| 071 | B000000 |    | 1025941 |
| 071 | C000000 |    | 1328934 |
| 071 | D000000 |    | 77      |
| 072 | A000000 | 12 |         |
| 072 | B000000 |    | 2538    |
| 072 | C000000 |    | 43026   |
|     | PAGE    | 9  |         |
| 072 | D000000 |    | 0       |
| 072 | E000000 |    | 181     |
| 072 | F000000 |    | 11473   |
| 072 | G000000 |    | 514     |
| 072 | H000000 |    | 0       |
| 072 | I000000 |    | 0       |
| 072 | J000000 |    | 242     |
| 072 | K000000 |    | 0       |
| 072 | L000000 |    | 241     |
| 072 | M000000 |    | 143     |
| 072 | N000000 |    | 7       |
| 072 | O000000 |    | 0       |
| 072 | P000000 |    | 5771    |
| 072 | Q000000 |    | 0       |

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

|             |         |
|-------------|---------|
| 072 R000000 | 68      |
| 072 S000000 | 332     |
| 072 T000000 | 0       |
| 072 U000000 | 0       |
| 072 V000000 | 0       |
| 072 W000000 | 543     |
| 072 X000000 | 19334   |
| 072 Y000000 | 1080    |
| 072 Z000000 | 27491   |
| 072AA000000 | 140325  |
| 072BB000000 | 52948   |
| 072CC010000 | 167067  |
| 072CC020000 | 0       |
| 072DD010000 | 41256   |
| 072DD020000 | 0       |
| 072EE000000 | 17531   |
| 073 A010000 | 0.3900  |
| 073 A020000 | 0.0000  |
| 073 B000000 | 0.1600  |
| 073 C000000 | 0.0000  |
| 074 A000000 | 9054    |
| 074 B000000 | 0       |
| 074 C000000 | 0       |
| 074 D000000 | 18430   |
| 074 E000000 | 329529  |
| 074 F000000 | 1140235 |
| 074 G000000 | 0       |
| 074 H000000 | 0       |
| 074 I000000 | 28701   |
| 074 J000000 | 8908    |
| 074 K000000 | 0       |
| 074 L000000 | 7898    |
| 074 M000000 | 24      |
| 074 N000000 | 1542779 |
| 074 O000000 | 13642   |
| 074 P000000 | 1003    |
| 074 Q000000 | 460000  |
| PAGE 10     |         |
| 074 R010000 | 0       |
| 074 R020000 | 0       |
| 074 R030000 | 0       |
| 074 R040000 | 16335   |
| 074 S000000 | 0       |
| 074 T000000 | 1051799 |
| 074 U010000 | 109999  |
| 074 U020000 | 0       |
| 074 V010000 | 9.56    |
| 074 V020000 | 0.00    |
| 074 W000000 | 0.0000  |
| 074 X000000 | 57940   |
| 074 Y000000 | 953600  |
| 075 A000000 | 0       |
| 075 B000000 | 909246  |
| 076 000000  | 8.65    |
| 077 A000000 | Y       |
| 077 B000000 | Y       |
| 077 C000000 | N       |
| 077 D000000 | N       |
| 077 E000000 | Y       |
| 077 F000000 | N       |
| 077 G000000 | N       |
| 077 H000000 | N       |



Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

077 I000000 N  
077 J000000 N  
077 K000000 N  
077 L000000 N  
077 M000000 N  
077 N000000 N  
077 O000000 N  
077 P000000 N  
077 Q010000 N  
077 Q020000 N  
077 Q030000 N  
078 000000 N  
080 A000000 St. Paul Fire and Marine Insurance Co.  
080 C000000 6575  
081 A000000 Y  
081 B000000 7  
082 A000000 Y  
082 B000000 25  
083 A000000 N  
083 B000000 0  
084 A000000 N  
084 B000000 0  
085 A000000 Y  
085 B000000 Y  
086 A010000 14702  
086 A020000 119072  
086 B010000 1069  
PAGE 11  
086 B020000 7049  
086 C010000 0  
086 C020000 0  
086 D010000 0  
086 D020000 0  
086 E010000 0  
086 E020000 0  
086 F010000 0  
086 F020000 0  
087 A010000 COMMON STOCK  
087 A020000 19247L106  
087 A030000 RQI  
088 A000000 N  
088 B000000 N  
088 C000000 N  
088 D000000 N  
SIGNATURE LESTER LAY  
TITLE VICE PRESIDENT