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COHEN & STEERS INC
Form 13F-HR
February 14, 2008

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

Form 13F
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: December 31, 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 February 14, 2008

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: 348

Form 13F Information Table Value Total: 16,666,462 (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/ PRN PUT/ CALL	INVSTMT DSCRETN	OTHER MANAGE
3M Co Common	COM	88579Y101	2,462	29,200	SH	Sole	
Abbott Laboratories Common	COM	002824100	18,079	321,963	SH	Sole	
ACE Ltd Common	COM	G0070K103	9,317	150,800	SH	Sole	
Advent Claymore Conv Sec &	COM	00764C109	14,743	634,118	SH	Sole	
Advent Claymore Global Conv	COM	007639107	5,493	359,000	SH	Sole	
Advent/Claymore Enh Gr & In	COM	00765E104	3,767	235,749	SH	Sole	
AES Corp Common	COM	00130H105	2,155	100,755	SH	Sole	
Aflac Inc	COM	001055102	18,191	290,449	SH	Sole	
AGL Resources Inc	COM	001204106	12,101	321,500	SH	Sole	
Alcoa Inc Common	COM	013817101	5,649	154,558	SH	Sole	
Alexandria Real Estate Equi	COM	015271109	20,169	198,386	SH	Sole	
Allegheny Energy, Inc.	COM	017361106	2,676	42,072	SH	Sole	
Allstate Corp/The Common	COM	020002101	7,908	151,400	SH	Sole	
Alpine Global Dynamic Div C	COM	02082E106	5,822	270,265	SH	Sole	
Alpine Total Dynamic Div Fu	COM	021060108	11,579	683,075	SH	Sole	
Altria Group Inc Common	COM	02209S103	18,535	245,233	SH	Sole	
AMB Property Corp Common	COM	00163T109	36,752	638,507	SH	Sole	
Ameren Corp Common	COM	023608102	102,331	1,887,683	SH	Sole	
America Movil SAB de CV ADR	COM	02364W105	4,211	68,597	SH	Sole	
American Campus Communities	COM	024835100	49,782	1,854,057	SH	Sole	
American Electric Power Co	COM	025537101	23,702	509,061	SH	Sole	
American International Grou	COM	026874107	12,321	211,337	SH	Sole	
American Tower Corporation	COM	029912201	940	22,073	SH	Sole	

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Annaly Capital Management C	COM	035710409	28,168	1,549,385	SH	Sole
Apartment Invt & Mgmt	COM	03748R101	265,933	7,657,190	SH	Sole
Archer Daniels Midland Comm	COM	039483102	10,693	230,279	SH	Sole
AT&T Common	COM	00206R102	53,648	1,290,851	SH	Sole
Atmos Energy Corp Common	COM	049560105	5,902	210,500	SH	Sole
AvalonBay Communities Inc C	COM	053484101	337,186	3,581,751	SH	Sole
Baker Hughes Inc Common	COM	057224107	5,588	68,900	SH	Sole
Bank of America Corp Common	COM	060505104	23,366	566,299	SH	Sole
BB&T Corp Common	COM	054937107	2,454	80,000	SH	Sole
Becton Dickinson & Co C	COM	075887109	501	6,000	SH	Sole
Bemis Co Common	COM	081437105	1,862	68,000	SH	Sole
BioMed Realty Trust Inc Com	COM	09063H107	205,597	8,873,341	SH	Sole
Blackrock Corp HY Fund VI C	COM	09255P107	3,497	297,100	SH	Sole
Blackrock Corporate High Y	COM	09255L106	1,677	237,600	SH	Sole
Blackrock Corporate High Yi	COM	09255N102	955	81,600	SH	Sole
Blackrock Global Enrg & Res	COM	09250U101	8,661	276,700	SH	Sole
Blackrock Global Eq Inc Tr	COM	09255D104	1,051	64,585	SH	Sole
Blackrock Health Sciences T	COM	09250W107	5,187	191,900	SH	Sole
Blackrock Inc. COM	COM	09247X101	7,101	32,750	SH	Sole
Blackrock International Gro	COM	092524107	1,366	81,300	SH	Sole
Blackrock Ltd Duration Inc	COM	09249W101	368	23,174	SH	Sole
Blackrock Pfd & Eq Adv Tr C	COM	092508100	10,077	588,618	SH	Sole
Blackrock Real Asset Equity	COM	09254B109	6,633	391,100	SH	Sole
Blackrock World Investment	COM	09250K103	173	10,000	SH	Sole
Blackstone Group LP Common	COM	09253U108	4,430	200,200	SH	Sole
Boeing Co Common	COM	097023105	11,015	125,943	SH	Sole
Boston Properties Inc Commo	COM	101121101	694,180	7,561,069	SH	Sole
Brandywine Realty Trust Com	COM	105368203	88,248	4,921,720	SH	Sole
BRE Properties Inc Common	COM	05564E106	200,028	4,935,317	SH	Sole
Brookfield Properties Co Co	COM	112900105	107,369	5,577,606	SH	Sole
Calamos Convertible & Incom	COM	12811P108	4,754	361,512	SH	Sole
Calamos Strat Tot Return Fd	COM	128125101	19,212	1,372,300	SH	Sole
Camden Property Trust Commo	COM	133131102	111,916	2,324,305	SH	Sole
Capital And Inc Strat Fd In	COM	09256A109	3,876	193,200	SH	Sole
Carnival Corp Common	COM	143658300	2,387	53,650	SH	Sole
CBL & Associates Properties	COM	124830100	192	8,031	SH	Sole
Cedar Shopping Centers Inc	COM	150602209	42,898	4,193,277	SH	Sole
Chevron Corp Common	COM	166764100	12,173	130,430	SH	Sole
Citigroup Inc Common	COM	172967101	12,757	433,338	SH	Sole
Citizens Communications Co	COM	17453B101	19,427	1,526,100	SH	Sole
Cleco Corp Common	COM	12561W105	13,619	489,900	SH	Sole
Clough Global Allocation Fd	COM	18913Y103	2,452	114,600	SH	Sole
Clough Global Equity Fund C	COM	18914C100	3,755	178,900	SH	Sole
Clough Global Opportunities	COM	18914E106	18,095	955,385	SH	Sole
CMS Energy Corp Common	COM	125896100	395	22,753	SH	Sole
CNOOC Ltd ADR	COM	126132109	142	850	SH	Sole
Coca-Cola Co/The Common	COM	191216100	2,670	43,500	SH	Sole
Colonial Properties Trust C	COM	195872106	43,118	1,905,347	SH	Sole
Comverge Common	COM	205859101	438	13,900	SH	Sole
ConocoPhillips Common	COM	20825C104	13,445	152,270	SH	Sole
Consolidated Edison Inc Com	COM	209115104	107,797	2,206,700	SH	Sole
Constellation Energy Group	COM	210371100	28,822	281,106	SH	Sole
Corning Inc Common	COM	219350105	10,176	424,200	SH	Sole
Corporate Office Properties	COM	22002T108	19,406	616,049	SH	Sole
Costco Wholesale Corp Commo	COM	22160K105	3,927	56,300	SH	Sole
Cushing MLP Total Return Fu	COM	231631102	367	23,000	SH	Sole
DCP Midstream Partners LP C	COM	23311P100	17,339	377,342	SH	Sole
DCT Industrial Trust Common	COM	233153105	7,236	777,186	SH	Sole
Developers Diversified Real	COM	251591103	364,610	9,522,305	SH	Sole
Devon Energy Corp Common	COM	25179M103	11,528	129,673	SH	Sole
Diageo PLC ADR	COM	25243Q205	6,403	74,600	SH	Sole
DiamondRock Hospitality Co	COM	252784301	69,423	4,634,400	SH	Sole

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Disney Co Common	COM	254687106	2,160	66,900	SH	Sole
Dividend Cap Real Inc Alloc	COM	25537T105	1,077	133,574	SH	Sole
Dominion Resources Inc/VA C	COM	25746U109	64,978	1,369,411	SH	Sole
Douglas Emmett Common	COM	25960P109	130,922	5,790,537	SH	Sole
Dow 30 Enhanced Premium &	COM	260537105	7,078	442,872	SH	Sole
Dow Chemical Co/The Common	COM	260543103	6,154	156,100	SH	Sole
DPL Inc Common	COM	233293109	10,434	351,902	SH	Sole
DTE Energy Co Common	COM	233331107	79,423	1,806,700	SH	Sole
Duke Energy Corp Common	COM	26441C105	174,032	8,628,249	SH	Sole
Duncan Energy Partners Comm	COM	265026104	3,229	147,900	SH	Sole
DuPont Fabros Technology In	COM	26613Q106	28,168	1,437,130	SH	Sole
DWS Gbl Commodities Stk CE	COM	23338Y100	4,509	256,076	SH	Sole
DWS RREEF Real Estate CEF	COM	233384106	4,012	227,547	SH	Sole
DWS RREEF Real Estate II CE	COM	23338X102	5,649	437,900	SH	Sole
Dynegy Inc Class A Common	COM	26817G102	425	59,500	SH	Sole
EastGroup Properties Inc Co	COM	277276101	75,017	1,792,549	SH	Sole
Eastman Chemical Company Co	COM	277432100	2,138	35,000	SH	Sole
Eaton Vance Enh Eqt Inc II	COM	278277108	16,705	941,136	SH	Sole
Eaton Vance Enhanced Eq Inc	COM	278274105	3,967	218,332	SH	Sole
Eaton Vance Ltd Duration In	COM	27828H105	2,260	151,376	SH	Sole
Eaton Vance Senior Floating	COM	27828Q105	356	23,000	SH	Sole
Eaton Vance T/M Buy-Write I	COM	27828X100	4,507	258,594	SH	Sole
Eaton Vance T/M Buy-Write O	COM	27828Y108	12,207	719,756	SH	Sole
Eaton Vance TA Gl Div & Inc	COM	27828S101	11,533	427,000	SH	Sole
Eaton Vance Tax Man Gbl Br	COM	27829C105	18,386	1,059,065	SH	Sole
Eaton Vance Tax Man Gbl CE	COM	27829F108	13,557	820,626	SH	Sole
Eaton Vance Tax-Adv Dvd Inc	COM	27828G107	12,209	439,000	SH	Sole
Eaton Vance Tax-Mgd Dvsfied	COM	27828N102	21,674	1,304,105	SH	Sole
Edison International Common	COM	281020107	54,143	1,014,486	SH	Sole
Education Realty Trust Inc	COM	28140H104	32,715	2,910,468	SH	Sole
EI Du Pont de Nemours & Co	COM	263534109	3,880	88,000	SH	Sole
Eli Lilly and Co Common	COM	532457108	4,495	84,200	SH	Sole
Energy Income And Growth Fd	COM	292697109	3,120	127,100	SH	Sole
Energy Transfer Partners LP	COM	29273R109	15,593	289,400	SH	Sole
EnergySouth Common	COM	292970100	700	12,076	SH	Sole
Enernoc Inc Common	COM	292764107	721	14,678	SH	Sole
Enhanced S&P 500 Covered CE	COM	29332W107	172	10,000	SH	Sole
Entergy Corp Common	COM	29364G103	161,896	1,354,554	SH	Sole
Enterprise Products Ptnrs C	COM	293792107	18,933	593,900	SH	Sole
Entertainment Properties Tr	COM	29380T105	46,084	980,500	SH	Sole
Equitable Resources Inc Com	COM	294549100	72,540	1,361,486	SH	Sole
Equity Lifestyle Properties	COM	29472R108	73,045	1,599,413	SH	Sole
Equity One Inc Common	COM	294752100	89,045	3,866,413	SH	Sole
Equity Residential Common	COM	29476L107	330,506	9,062,409	SH	Sole
Essex Property Trust Inc Co	COM	297178105	51,108	524,221	SH	Sole
Evergreen Global Div Opptnt	COM	30024H101	12,640	723,900	SH	Sole
Evergreen Income Advantage	COM	30023Y105	2,064	183,008	SH	Sole
Exelon Corp Common	COM	30161N101	203,650	2,494,504	SH	Sole
Exterran Partners LP Common	COM	30225N105	6,209	193,500	SH	Sole
Extra Space Storage Inc Com	COM	30225T102	100,902	7,061,055	SH	Sole
Exxon Mobil Corp Common	COM	30231G102	16,695	178,197	SH	Sole
Fairpoint Communications In	COM	305560104	18,334	1,408,083	SH	Sole
Federal Realty Invs Trust C	COM	313747206	253,663	3,087,811	SH	Sole
Fiduciary/Claymore Mlp Oppo	COM	31647Q106	3,438	164,661	SH	Sole
First Industrial Realty Tru	COM	32054K103	27,098	783,200	SH	Sole
First Potomac Realty Trust	COM	33610F109	4,949	286,224	SH	Sole
FirstEnergy Corp Common	COM	337932107	106,250	1,468,769	SH	Sole
Forest City Enterprises Inc	COM	345550107	90,364	2,033,396	SH	Sole
FPL Group Inc Common	COM	302571104	122,252	1,803,654	SH	Sole
Freddie Mac Common	COM	313400301	4,826	141,640	SH	Sole
Gabelli Dividend & Income T	COM	36242H104	11,039	533,808	SH	Sole
Gabelli Global Deal Fund CE	COM	36245G103	922	57,800	SH	Sole

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General Dynamics Corp Commo	COM	369550108	13,866	155,819	SH	Sole
General Electric Co Common	COM	369604103	16,998	458,530	SH	Sole
General Growth Properties I	COM	370021107	472,646	11,477,553	SH	Sole
General Mills Inc Common	COM	370334104	2,229	39,100	SH	Sole
Glimcher Realty Trust Commo	COM	379302102	72,787	5,093,567	SH	Sole
GMH Communities Trust Commo	COM	36188G102	6,349	1,150,389	SH	Sole
Goldman Sach Group, Inc.	COM	38141G104	3,333	15,500	SH	Sole
Gramercy Capital Corp/New Y	COM	384871109	51,031	2,099,176	SH	Sole
Great Plains Energy Inc Com	COM	391164100	1,906	65,000	SH	Sole
H & Q Life Sciences Invstrs	COM	404053100	3,167	239,000	SH	Sole
HCC Insurance Holdings Inc	COM	404132102	16,705	582,481	SH	Sole
HCP Inc Common	COM	40414L109	205,125	5,897,802	SH	Sole
Health Care REIT Inc Common	COM	42217K106	195,912	4,383,785	SH	Sole
Hewlett-Packard Co Common	COM	428236103	5,097	100,974	SH	Sole
Highland Credit Strategies	COM	43005Q107	4,471	282,588	SH	Sole
Highland Distressed Opprtnt	COM	430067108	934	109,000	SH	Sole
Highwoods Properties Inc Co	COM	431284108	79,276	2,698,300	SH	Sole
HJ Heinz Co Common	COM	423074103	4,500	96,400	SH	Sole
Home Properties Inc Common	COM	437306103	204,892	4,568,401	SH	Sole
Hospitality Properties Trus	COM	44106M102	95,911	2,976,764	SH	Sole
Host Hotels & Resorts Commo	COM	44107P104	413,968	24,293,919	SH	Sole
HRPT Properties Trust Commo	COM	40426W101	5,429	702,295	SH	Sole
HSBC Holdings PLC ADR	COM	404280406	7,483	89,400	SH	Sole
ING Clarion Global Real Est	COM	44982G104	11,063	799,913	SH	Sole
ING Clarion Real Estate Inc	COM	449788108	2,333	208,700	SH	Sole
ING Global Advntge & Premiu	COM	44982N109	6,327	324,300	SH	Sole
ING Global Eqty Div & Premi	COM	45684E107	3,173	191,844	SH	Sole
ING Risk Managed Natural Re	COM	449810100	9,735	575,031	SH	Sole
Inland Real Estate Corp Com	COM	457461200	84,179	5,944,801	SH	Sole
Integrays Energy Group Inc C	COM	45822P105	3,014	58,300	SH	Sole
Intel Corp Common	COM	458140100	10,032	376,301	SH	Sole
International Business Mach	COM	459200101	8,187	75,733	SH	Sole
iStar Financial Inc Common	COM	45031U101	37,822	1,451,900	SH	Sole
ITC Holdings Corp Common	COM	465685105	28,384	503,081	SH	Sole
JC Penney Co Inc Common	COM	708160106	1,729	39,300	SH	Sole
JM Smucker Company Common	COM	832696405	314	6,100	SH	Sole
John Han Bk & Thrift Opp Fd	COM	409735107	6,070	980,660	SH	Sole
John Hancock T/A Dvd Income	COM	41013V100	13,575	758,400	SH	Sole
Johnson & Johnson Common	COM	478160104	13,330	199,836	SH	Sole
JPMorgan Chase & Co Com	COM	46625H100	15,264	349,694	SH	Sole
Kayne Anderson Energy Tot R	COM	48660P104	4,212	152,332	SH	Sole
Kayne Anderson Mlp Investme	COM	486606106	2,641	90,000	SH	Sole
Kilroy Realty Corp Common	COM	49427F108	138,478	2,519,631	SH	Sole
Kimberly-Clark Corp Common	COM	494368103	3,814	55,000	SH	Sole
Kimco Realty Corp Common	COM	49446R109	83,349	2,289,789	SH	Sole
Kinder Morgan Energy Partne	COM	494550106	15,041	278,592	SH	Sole
Kraft Foods Inc Common	COM	50075N104	9,751	298,826	SH	Sole
Lafarge SA Spon ADR	COM	505861401	136	3,000	SH	Sole
LaSalle Hotel Properties Co	COM	517942108	110,466	3,462,882	SH	Sole
Leggett & Platt Common	COM	524660107	2,154	123,500	SH	Sole
Liberty All Star Equity Fun	COM	530158104	2,801	397,286	SH	Sole
Liberty All-Star Growth Fd	COM	529900102	447	75,000	SH	Sole
Liberty Property Trust Comm	COM	531172104	308,401	10,704,625	SH	Sole
LMP Cap & Inc CEF CEF	COM	50208A102	9,679	536,259	SH	Sole
Lockheed Martin Corp Common	COM	539830109	9,010	85,600	SH	Sole
Macerich Co/The Common	COM	554382101	587,720	8,270,778	SH	Sole
Mack-Cali Realty Corp Commo	COM	554489104	261,277	7,684,602	SH	Sole
Macquarie/Ft Gl Int/Ut Dv I	COM	55607W100	1,084	45,000	SH	Sole
Madison/Claymore Covered Ca	COM	556582104	1,603	140,489	SH	Sole
Magellan Midstream Partners	COM	559080106	8,321	191,900	SH	Sole
Maguire Properties Inc Comm	COM	559775101	206,434	7,004,946	SH	Sole
Masco Corp Common	COM	574599106	2,492	115,300	SH	Sole

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Mattel Inc Common	COM	577081102	3,749	196,900	SH	Sole
McDonald's Corp Common	COM	580135101	3,655	62,039	SH	Sole
Medtronic Common	COM	585055106	14,901	296,425	SH	Sole
Merck and Co Inc Common	COM	589331107	11,437	196,829	SH	Sole
Merrill Lynch Common	COM	590188108	3,398	63,300	SH	Sole
MFA Mortgage Investments In	COM	55272X102	5,608	606,278	SH	Sole
MGIC Investment Corp Common	COM	552848103	1,090	48,600	SH	Sole
Microchip Technology Inc Co	COM	595017104	12,880	409,948	SH	Sole
Microsoft Common	COM	594918104	14,493	407,115	SH	Sole
Mid-America Apartment Comm	COM	59522J103	81,319	1,902,200	SH	Sole
Mirant Corp Common	COM	60467R100	3,547	91,000	SH	Sole
Mission West Properties Com	COM	605203108	24,044	2,528,376	SH	Sole
MLP & Strategic Equity Fund	COM	55312N106	2,138	144,000	SH	Sole
Monsanto Co Common	COM	61166W101	9,241	82,734	SH	Sole
Morgan Stanley Common	COM	617446448	4,514	85,000	SH	Sole
Nasdaq Premium Income & Gro	COM	63110R105	9,175	502,500	SH	Sole
National Fuel Gas Co Common	COM	636180101	2,437	52,200	SH	Sole
National Retail Properties	COM	637417106	21,842	934,200	SH	Sole
Nationwide Health Propertie	COM	638620104	215,417	6,866,990	SH	Sole
Neuberger Berman Dvd Adv Fd	COM	64127J102	2,907	168,700	SH	Sole
Neuberger Berman Income Opp	COM	64126L108	2,247	201,700	SH	Sole
Neuberger Berman Real Estat	COM	64190A103	5,024	436,447	SH	Sole
Neuberger Berman Realty Inc	COM	64126G109	3,703	234,086	SH	Sole
Newell Rubbermaid Inc Commo	COM	651229106	1,863	72,000	SH	Sole
NFJ Dvd Interest & Pr Strat	COM	65337H109	12,426	534,000	SH	Sole
Nicholas Applegate Eq & Cvr	COM	65370K100	4,331	194,650	SH	Sole
Nicholas-Applegate Conv. &	COM	65370F101	488	40,000	SH	Sole
Nicholas-Applegate Conv. &	COM	65370G109	4,042	328,904	SH	Sole
Nicholas-Applegate Intl & P	COM	65370C108	2,178	101,300	SH	Sole
Nike Inc Common	COM	654106103	11,694	182,037	SH	Sole
Nokia OYJ ADR	COM	654902204	2,284	59,500	SH	Sole
Nordstrom Inc Common	COM	655664100	7,549	205,540	SH	Sole
Norfolk Southern Corporatio	COM	655844108	1,105	21,900	SH	Sole
Northeast Utilities Common	COM	664397106	19,041	608,145	SH	Sole
Northwest Natural Gas Commo	COM	667655104	239	4,905	SH	Sole
NRG Energy Common	COM	629377508	8,892	205,166	SH	Sole
NSTAR Common	COM	67019E107	30,788	850,013	SH	Sole
Nuveen Diversified Dividend	COM	6706EP105	5,129	359,202	SH	Sole
Nuveen Equity Premium Incom	COM	6706ER101	3,055	186,140	SH	Sole
Nuveen Global Value Oppty C	COM	6706EH103	2,289	125,100	SH	Sole
Nuveen Real Estate Income F	COM	67071B108	5,338	334,278	SH	Sole
Nuveen Tax-Adv Tot Ret Stra	COM	67090H102	1,647	75,500	SH	Sole
OGE Energy Corp Common	COM	670837103	6,296	173,500	SH	Sole
Old Mutual Claymore Long-Sh	COM	68003N103	2,288	149,079	SH	Sole
Omega Healthcare Investors	COM	681936100	34,807	2,168,700	SH	Sole
Oneok Inc Common	COM	682680103	4,396	98,200	SH	Sole
Paccar Inc Common	COM	693718108	4,503	82,650	SH	Sole
Parkway Properties Inc/Md C	COM	70159Q104	57,728	1,561,073	SH	Sole
Pepco Holdings Inc Common	COM	713291102	70,949	2,419,000	SH	Sole
PepsiCo, Inc.	COM	713448108	3,727	49,110	SH	Sole
Petro-Canada Common	COM	71644E102	5,314	99,100	SH	Sole
Pfizer Inc Common	COM	717081103	6,708	295,084	SH	Sole
PG&E Corp Common	COM	69331C108	98,399	2,283,562	SH	Sole
PIMCO Corporate Opportunity	COM	72201B101	771	57,302	SH	Sole
PIMCO Global StocksPLUS & I	COM	722011103	1,321	59,800	SH	Sole
Pinnacle West Capital Corp	COM	723484101	43,262	1,020,100	SH	Sole
Pioneer High Income Trust C	COM	72369H106	560	40,000	SH	Sole
Pitney Bowes Inc Common	COM	724479100	2,625	69,000	SH	Sole
Plum Creek Timber co Common	COM	729251108	39,927	867,213	SH	Sole
PNC Financial Services Grou	COM	693475105	545	8,300	SH	Sole
PNM Resources Common	COM	69349H107	515	24,000	SH	Sole
Post Properties Inc Common	COM	737464107	3,040	86,572	SH	Sole

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PPG Industries Inc Common	COM	693506107	2,198	31,300	SH	Sole
PPL Corp Common	COM	69351T106	72,939	1,400,272	SH	Sole
Procter & Gamble Co Common	COM	742718109	18,039	245,676	SH	Sole
Progress Energy Inc Common	COM	743263105	95,875	1,979,650	SH	Sole
Prologis Common	COM	743410102	319,178	5,035,920	SH	Sole
PS Business Parks Inc Commo	COM	69360J107	53,415	1,016,464	SH	Sole
Public Service Enterprise G	COM	744573106	145,082	1,476,815	SH	Sole
Public Storage Inc Common	COM	74460D109	487,703	6,643,539	SH	Sole
Public Storage Inc Series A	COM	74460D729	20,647	826,200	SH	Sole
Questar Corp Common	COM	748356102	436	8,064	SH	Sole
Ramco-Gershenson Properties	COM	751452202	29,174	1,365,200	SH	Sole
Real Estate Income Fund CEF	COM	50208C108	3,678	253,315	SH	Sole
Reaves Utility Inc CEF	COM	756158101	2,145	85,000	SH	Sole
Regency Centers Corp Common	COM	758849103	213,766	3,314,711	SH	Sole
RR Donnelley & Sons Co Comm	COM	257867101	2,034	53,900	SH	Sole
S & P Covered Call Fund CE	COM	78381P109	1,118	72,600	SH	Sole
SB Emerging Markets Debt Fu	COM	95766A101	676	38,000	SH	Sole
SCANA Corp Common	COM	80589M102	6,618	157,000	SH	Sole
Schlumberger LTD Common	COM	806857108	9,640	97,998	SH	Sole
Seagate Technology Common	COM	G7945J104	6,337	248,500	SH	Sole
SemGroup Energy Partners LP	COM	81662W108	4,872	169,000	SH	Sole
Sempra Energy Common	COM	816851109	35,503	573,751	SH	Sole
Senior Housing Prop Trust C	COM	81721M109	144,912	6,389,435	SH	Sole
Sierra Pacific Resources Co	COM	826428104	487	28,664	SH	Sole
Simon Property Group Inc Co	COM	828806109	770,971	8,876,023	SH	Sole
SL Green Realty Corp Common	COM	78440X101	616,245	6,593,678	SH	Sole
Small Cap Prem & Div Inc Fu	COM	83165P101	1,747	111,000	SH	Sole
Sonoco Products Common	COM	835495102	1,925	58,900	SH	Sole
South Jersey Industries Com	COM	838518108	460	12,753	SH	Sole
Southern Union Co Common	COM	844030106	1,039	35,397	SH	Sole
Sovran Self Storage Inc Com	COM	84610H108	113,211	2,823,208	SH	Sole
Spectra Energy Corp Common	COM	847560109	93,475	3,620,255	SH	Sole
Starwood Hotels & Resorts W	COM	85590A401	207,727	4,717,835	SH	Sole
Strategic Hotel Capital Inc	COM	86272T106	163,725	9,786,296	SH	Sole
Sunamerica Focused Alpha Gr	COM	867037103	7,407	391,500	SH	Sole
Sunstone Hotel Investors In	COM	867892101	89,753	4,907,254	SH	Sole
Targa Resources Partners LP	COM	87611X105	11,463	387,000	SH	Sole
Taubman Centers Inc Common	COM	876664103	62,450	1,269,567	SH	Sole
Teco Energy Common	COM	872375100	10,734	623,715	SH	Sole
Teva Pharmaceutical ADR	COM	881624209	10,220	219,884	SH	Sole
The Southern Co Common	COM	842587107	145,198	3,747,046	SH	Sole
Thomas Properties Group Inc	COM	884453101	8,296	769,500	SH	Sole
Time Warner Common	COM	887317105	8,641	523,389	SH	Sole
Total SA Spon ADR	COM	89151E109	244	2,950	SH	Sole
Transocean Inc	COM	G90073100	7,458	52,097	SH	Sole
U-Store-It Trust Common	COM	91274F104	30,872	3,370,418	SH	Sole
UDR INC Common	COM	902653104	248,015	12,494,433	SH	Sole
United Parcel Service Inc C	COM	911312106	11,235	158,860	SH	Sole
United Technologies Corpora	COM	913017109	3,542	46,273	SH	Sole
Urstadt Biddle Properties I	COM	917286205	29,280	1,889,077	SH	Sole
US Bancorp Common	COM	902973304	12,858	405,100	SH	Sole
Vectren Corp Common	COM	92240G101	20,660	712,167	SH	Sole
Ventas Inc Common	COM	92276F100	363,812	8,040,046	SH	Sole
Verizon Communications Inc	COM	92343V104	49,469	1,132,283	SH	Sole
Vornado Realty Trust Common	COM	929042109	639,942	7,276,196	SH	Sole
Wachovia Corp Common	COM	929903102	7,864	206,800	SH	Sole
Washington Real Estate Inv	COM	939653101	25,246	803,720	SH	Sole
Waste Management Inc Common	COM	94106L109	2,101	64,300	SH	Sole
Weingarten Realty Investors	COM	948741103	35,042	1,114,588	SH	Sole
Wells Fargo & Co Common	COM	949746101	17,628	583,887	SH	Sole
Western Asset Emerging Mkts	COM	95766E103	1,188	95,000	SH	Sole
Western Asset High Income F	COM	95766J102	2,830	280,174	SH	Sole

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Western Asset Managed Inc F	COM	95766K109	1,369	228,100	SH	Sole
Western Asset Opportunity F	COM	95766L107	3,486	607,287	SH	Sole
Williams Cos Inc Common	COM	969457100	1,361	38,028	SH	Sole
Windstream Corp Common	COM	97381W104	2,604	200,000	SH	Sole
Wisconsin Energy Group Comm	COM	976657106	786	16,128	SH	Sole
Worthington Industries Comm	COM	981811102	5,280	295,300	SH	Sole
Xcel Energy Inc Common	COM	98389B100	71,339	3,160,809	SH	Sole
Yum! Brands Common	COM	988498101	11,546	301,693	SH	Sole
Barclays Bank 7.10% (BCS A)	PER	06739H776	3,259	137,200	SH	Sole
Entergy 7.625% CV	PER	29364G202	4,656	65,000	SH	Sole
Royal Bank of Scotland 6.75	PER	780097754	94	4,500	SH	Sole
Royal Bank of Scotland Grou	PER	780097713	14,142	612,497	SH	Sole
Royal Bank of Scotland Pfd	PER	780097770	2,549	130,700	SH	Sole
Teekay LNG Partners LP Comm	PRTNRS	Y8564M105	5,332	179,700	SH	Sole
Teekay Offshore Partners LP	PRTNRS	Y8565J101	5,258	207,900	SH	Sole
Williams Partners LP Common	PRTNRS	96950F104	33,500	854,587	SH	Sole

 348 Data Records

16,666,462 Value Total

01 Other Manager on whose behalf report is filed