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COHEN & STEERS INC
Form 13F-HR
May 15, 2012

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

Form 13F
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: 3/31/2012
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, Inc.

Address: 280 Park Avenue
10th Floor
New York, NY 10017

Form 13F File Number: 028-11197

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 submission.

Persons 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 Date of Signing:

/s/ Lisa Phelan	New York, NY	5/15/2012
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[Signature]	[City, State]	[Date]

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).)
- 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:

13F File Number Name

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028-01190

FRANK RUSSELL COMPANY

Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 0

Form 13F Information Table Entry Total: 424

Form 13F Information Table Value Total: \$ 29,674,138

(In Thousands)

List of Other Included Managers:

Provide a numbered list of the name(s) and 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	028-02405	Cohen & Steers Capital Management, Inc.
02		Cohen & Steers Europe S.A.

FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7	
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PRN	PUT/ CALL	INVESTMENT DISCRETION
Abbott Laboratories	COM	002824100	62,832	1,025,163	SH		SOLE
Acadia Realty Trust	COM	004239109	87,514	3,882,599	SH		SOLE
Accenture Plc	COM	G1151C101	219	3,400	SH		SOLE
Advent Claymore Convertible Sec & Inc Fund	COM	00764C109	667	40,900	SH		SOLE
Advent Claymore Convertible Sec & Inc Fund	COM	007639107	596	86,600	SH		SOLE
Aflac Inc.	COM	001055102	2,635	57,300	SH		SOLE
AGIC Convertible & Income FD II	COM	001191105	10,446	1,192,480	SH		SOLE
AGIC Convertible & Income Fund	COM	001190107	11,602	1,221,233	SH		SOLE
Alexander's Inc.	COM	014752109	48,075	122,055	SH		SOLE
Alexandria Real Estate Equities	COM	015271109	415,049	5,675,492	SH		SOLE
Alliance National Muni Inc.	COM	01864U106	538	36,300	SH		SOLE
AllianceBernstein Global High Income Fund	COM	01879R106	4,830	321,600	SH		SOLE
AllianceBernstein Income Fund	COM	01881E101	9,184	1,121,400	SH		SOLE

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Alpine Global Dynamic Divide	COM	02082E106	30	5,000	SH	SOLE	1
Alpine Global Premier Properties Fund	COM	02083A103	10,542	1,621,869	SH	SOLE	1
Alpine Total Dynamic Dividend Fund	COM	021060108	199	42,000	SH	SOLE	1
American Assets Trust Inc	COM	024013104	125,844	5,519,479	SH	SOLE	1
American Campus Communities	COM	024835100	124,687	2,788,172	SH	SOLE	1
American Electric Power	COM	025537101	23,360	605,500	SH	SOLE	1
American Express Co.	COM	025816109	55,540	959,900	SH	SOLE	1
American Tower Corp	COM	03027X100	165,377	2,624,201	SH	SOLE	1
American Water Works Co. Inc.	COM	030420103	21,601	634,762	SH	SOLE	1
Amgen Inc.	COM	031162100	20,207	297,200	SH	SOLE	1
Annaly Capital Management In	COM	035710409	9,383	593,132	SH	SOLE	1
Apache Corp.	COM	037411105	48,756	485,422	SH	SOLE	1
Apartment Investment & Management Co.	COM	03748R101	359,280	13,603,921	SH	SOLE	1
Apple Inc.	COM	037833100	57,690	96,235	SH	SOLE	1
Ashford Hospitality Pr.E	PFD	044103505	13,123	516,641	SH	SOLE	1
Associated Estates Realty Corp.	COM	045604105	80,301	4,914,371	SH	SOLE	1
AT&T Inc.	COM	00206R102	80,576	2,580,077	SH	SOLE	1
Atlas Pipeline Partners LP	COM	049392103	18	519	SH	SOLE	1
Avago Technologies L	COM	Y0486S104	3,683	94,500	SH	SOLE	1
Avalonbay Communities Inc	COM	053484101	707,990	5,008,774	SH	SOLE	1
Baker Hughes Inc.	COM	057224107	267	6,372	SH	SOLE	1
Bank Of America Corp.	COM	060505104	23,430	2,448,300	SH	SOLE	1
Bank Of New York Mellon Corp.	COM	064058100	34,701	1,438,100	SH	SOLE	1
Bankunited Inc	COM	06652K103	1,307	52,280	SH	SOLE	1
Banner Corporation	COM	06652V208	1,591	72,205	SH	SOLE	1
Barclays Bank 7.10% (BCS A)	PFD	06739H776	1,856	74,997	SH	SOLE	1
Barclays Bank 7.75% (BCS C)	PFD	06739H511	17,314	687,063	SH	SOLE	1
Barclays Bank PLC 6.625% (BCS)	PFD	06739F390	108	4,493	SH	SOLE	1
Becton Dickinson & Co.	COM	075887109	4,682	60,300	SH	SOLE	1
BHP Billiton Ltd - Spon Adr	ADR	088606108	601	8,300	SH	SOLE	1
BioMed Realty Trust Inc.	COM	09063H107	135,909	7,160,654	SH	SOLE	1
Blackrock Build Amer Bd	COM	09248X100	774	36,100	SH	SOLE	1
Blackrock Corporate High Yield Fund 3	COM	09255M104	33	4,400	SH	SOLE	1

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN	AMT	SH/ PUT/ CALL	INVESTMENT DISCRETION
Blackrock Corporate High Yield Fund 5	COM	09255N102	522	41,600	SH	SOLE	1
Blackrock Corporate High Yield Fund 6	COM	09255P107	882	70,976	SH	SOLE	1
Blackrock Debt Strategies Fund	COM	09255R103	412	99,500	SH	SOLE	1
Blackrock Enh Cap And Inc	COM	09256A109	90	6,700	SH	SOLE	1

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BlackRock Enhanced Dividend Achievers Trust	COM	09251A104	75	10,000	SH	SOLE	1
Blackrock Inc.	COM	09247X101	205	1,000	SH	SOLE	1
BlackRock Income Trust Inc	COM	09247F100	38	5,100	SH	SOLE	1
Blackrock International Growth	COM	092524107	140	17,800	SH	SOLE	1
Blackrock Limited Duration Income Trust	COM	09249W101	1,864	105,100	SH	SOLE	1
Blackrock Mun Income Trust II	COM	09249N101	2,720	175,500	SH	SOLE	1
Blackrock Muniholdings Quality	COM	09254A101	776	55,000	SH	SOLE	1
Blackrock Munivest Fund	COM	09253R105	2,303	220,985	SH	SOLE	1
Blackrock Muniyield Fund	COM	09253W104	1,707	111,600	SH	SOLE	1
Blackrock Muniyield Insured	COM	09254E103	2,320	163,300	SH	SOLE	1
Blackrock Muniyield Qual Ii	COM	09254G108	1,196	88,200	SH	SOLE	1
Blackrock Pfd Incm Strategie	COM	09255H105	49	4,700	SH	SOLE	1
Blackrock Preferred And Equi	COM	092508100	71	5,400	SH	SOLE	1
Blackrock Real Asset Equity	COM	09254B109	3,141	260,700	SH	SOLE	1
BlackRock Senior High Income Fund Inc	COM	09255T109	37	8,900	SH	SOLE	1
Boardwalk Pipeline Partners LP	COM	096627104	32	1,225	SH	SOLE	1
Boston Properties Inc.	COM	101121101	814,263	7,755,626	SH	SOLE	1
Brandywine Realty Trust	COM	105368203	977	85,100	SH	SOLE	1
BRE Properties Inc.	COM	05564E106	104,905	2,075,281	SH	SOLE	1
Breitburn Energy Partners LP	COM	106776107	19	1,000	SH	SOLE	1
Bristol-Myers Squibb Co.	COM	110122108	165	4,900	SH	SOLE	1
Brookdale Senior Living Inc.	COM	112463104	3,517	187,876	SH	SOLE	1
Brookfield Asset Management Inc	COM	112585104	7,381	234,422	SH	SOLE	1
Brookfield Properties Corp.	COM	112900105	289,565	16,593,958	SH	SOLE	1
Buckeye Partners LP	COM	118230101	13,015	212,740	SH	SOLE	1
Calamos Convertible & High Income Fund	COM	12811P108	1,914	150,030	SH	SOLE	1
Calumet Specialty Products Partners LP	COM	131476103	26	1,000	SH	SOLE	1
Camden Property Trust	COM	133131102	64,555	981,826	SH	SOLE	1
Campus Crest Communities	COM	13466Y105	35,477	3,042,639	SH	SOLE	1
Canadian Natl Railway	COM	136375102	1,190	15,000	SH	SOLE	1
Canadian Natural Resources Ltd	COM	136385101	261	7,893	SH	SOLE	1
Carnival Corp.	COM	143658300	8,437	263,013	SH	SOLE	1
Caterpillar Inc.	COM	149123101	3,046	28,600	SH	SOLE	1
CBL & Associates Properties	COM	124830100	3,084	163,022	SH	SOLE	1
CBRE Clarion Global Real Estate Income Fund	COM	12504G100	3,639	452,612	SH	SOLE	1
CBRE Group Inc	COM	12504L109	1,058	52,987	SH	SOLE	1
CenterPoint Energy Inc.	COM	15189T107	21,812	1,106,086	SH	SOLE	1
Central Fund Canada Cl A	COM	153501101	6,476	295,186	SH	SOLE	1
Central GoldTrust	COM	153546106	246	3,860	SH	SOLE	1
Chevron Corp.	COM	166764100	122,589	1,143,130	SH	SOLE	1
China Mobile Ltd. Sponsored ADR	ADR	16941M109	30,002	544,700	SH	SOLE	1

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ CALL	INVESTMENT DISCRETION	MA
Chubb Corp	COM	171232101	57,500	832,000	SH	SOLE	1
Cia De Saneamento Basico ADR	ADR	20441A102	19,968	260,609	SH	SOLE	1
Cisco Systems Inc.	COM	17275R102	12,815	605,900	SH	SOLE	1
Citigroup Inc.	COM	172967424	52,201	1,428,214	SH	SOLE	1
Clearbridge Energy Mlp	COM	184692101	1,124	47,620	SH	SOLE	1
Clough Global Equity Fund	COM	18914C100	3,352	255,700	SH	SOLE	1
Clough Global Opportunities Fund	COM	18914E106	8,687	738,100	SH	SOLE	1
Cogdell Spencer Pr.A	PFD	19238U206	13,232	522,488	SH	SOLE	1
Colonial Properties Trust	COM	195872106	158,928	7,313,754	SH	SOLE	1
Colony Finl Inc	COM	19624R106	2,326	142,008	SH	SOLE	1
Comerica Inc.	COM	200340107	38,211	1,180,800	SH	SOLE	1
Commonwealth REIT Pfd. D	PFD	203233408	52,804	2,472,098	SH	SOLE	1
Commonwealth REIT Pr. E	PFD	203233606	46,402	1,845,000	SH	SOLE	1
Consumer Discretionary Selt	COM	81369Y407	2,517	55,800	SH	SOLE	1
Copano Energy LLC	COM	217202100	76	2,125	SH	SOLE	1
Corporate Office Properties	COM	22002T108	161,248	6,947,351	SH	SOLE	1
Costco Wholesale Corp.	COM	22160K105	44,020	484,800	SH	SOLE	1
Covidien PLC	COM	G2554F113	65,220	1,192,765	SH	SOLE	1
Crown Castle International Corp.	COM	228227104	93,744	1,757,488	SH	SOLE	1
CubeSmart	COM	229663109	206,267	17,333,372	SH	SOLE	1
CVS Caremark Corp.	COM	126650100	73,759	1,646,400	SH	SOLE	1
DCP Midstream Partners LP	COM	23311P100	35	760	SH	SOLE	1
DCT Industrial Trust Inc.	COM	233153105	1,296	219,691	SH	SOLE	1
DDR Corp.	COM	23317H102	110,820	7,590,439	SH	SOLE	1
Devon Energy Corp.	COM	25179M103	56,829	799,054	SH	SOLE	1
Diamondrock Hospitality Co.	COM	252784301	129,181	12,554,002	SH	SOLE	1
Digital Realty Trust Inc.	COM	253868103	453,935	6,136,748	SH	SOLE	1
Douglas Emmett Inc.	COM	25960P109	109,628	4,806,137	SH	SOLE	1
Dow 30 Enhanced Premium & In	COM	260537105	45	4,000	SH	SOLE	1
Dow Chemical	COM	260543103	20,673	596,800	SH	SOLE	1
Dreyfus High Yield Strategies Fund	COM	26200S101	43	9,200	SH	SOLE	1
Duke Realty Corp.	COM	264411505	71,836	5,009,500	SH	SOLE	1
Dupont Fabros Technology Inc.	COM	26613Q106	249,877	10,219,908	SH	SOLE	1
Eastgroup Properties Inc.	COM	277276101	1,208	24,049	SH	SOLE	1
Eaton Corp	COM	278058102	19,498	391,300	SH	SOLE	1
Eaton Vance Enh Eqst Inc Ii	COM	278277108	81	7,400	SH	SOLE	1
Eaton Vance Enhanced Eq Incm	COM	278274105	75	6,800	SH	SOLE	1
Eaton Vance Floating Rate Income Trust	COM	278279104	13,313	819,746	SH	SOLE	1
Eaton Vance Insured Muni Bnd	COM	27827X101	1,378	106,000	SH	SOLE	1
Eaton Vance Limited Duration Fund	COM	27828H105	11,009	685,937	SH	SOLE	1
Eaton Vance Senior Income Tr	COM	27826S103	5,039	698,887	SH	SOLE	1
Eaton Vance Sr Fltg Rate Trust	COM	27828Q105	5,401	354,426	SH	SOLE	1
Eaton Vance T/A Global Dividend Income	COM	27828S101	7,361	508,700	SH	SOLE	1
Eaton Vance T/M Buy-Wr In	COM	27828X100	2,541	185,500	SH	SOLE	1
Eaton Vance T/M Buy-Write Opportunity	COM	27828Y108	13,769	1,064,056	SH	SOLE	1
Eaton Vance Tax Adv Global Dividend O	COM	27828U106	4,396	224,500	SH	SOLE	1

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Eaton Vance Tax Man Global Br	COM	27829C105	5,438	492,565 SH	SOLE	1
Eaton Vance Tax-Adv Dvd. Inc. Fund	COM	27828G107	9,696	579,551 SH	SOLE	1

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ PRN CALL	INVESTMENT DISCRETION	MA
Eaton Vance Tax-Managed Dividend	COM	27828N102	12,382	1,299,317 SH		SOLE	1
Eaton Vance Tax-Managed Global	COM	27829F108	11,982	1,344,762 SH		SOLE	1
Edison International	COM	281020107	33,319	783,796 SH		SOLE	1
Education Realty Trust Inc.	COM	28140H104	160,224	14,780,839 SH		SOLE	1
El Paso Corp.	COM	28336L109	18	600 SH		SOLE	1
El Paso Pipeline Partners LP	COM	283702108	66	1,905 SH		SOLE	1
Eldorado Gold Corp	COM	284902103	297	21,650 SH		SOLE	1
Emerson Electric Co	COM	291011104	45,840	878,500 SH		SOLE	1
Enbridge Energy Partners LP	COM	29250R106	8,290	267,667 SH		SOLE	1
Enbridge Inc	COM	29250N105	70,192	1,810,883 SH		SOLE	1
Encana Corp	COM	292505104	216	11,000 SH		SOLE	1
Energy Select Sector Spdr	COM	81369Y506	4,031	56,200 SH		SOLE	1
Energy Transfer Equity Lp	COM	29273V100	91	2,250 SH		SOLE	1
Energy Transfer Partners LP	COM	29273R109	59	1,250 SH		SOLE	1
Ensco PLC-Spon ADR	ADR	29358Q109	1,535	29,000 SH		SOLE	1
Enterprise Products Partners	COM	293792107	44,383	879,389 SH		SOLE	1
Entertainment Properties 9% CV (EPR E)	PFD	29380T600	8,535	306,446 SH		SOLE	1
Entertainment Property 5.75% CV (EPR C)	PFD	29380T402	8,966	430,000 SH		SOLE	1
Equity Lifestyle Properties	COM	29472R108	284,099	4,073,687 SH		SOLE	1
Equity Residential	COM	29476L107	1,467,557	23,435,923 SH		SOLE	1
Essex Property Trust Inc.	COM	297178105	160,965	1,062,402 SH		SOLE	1
EV Energy Partner LP	COM	26926V107	70	1,010 SH		SOLE	1
Extra Space Storage Inc.	COM	30225T102	251,164	8,724,004 SH		SOLE	1
Exxon Mobil Corp.	COM	30231G102	109,497	1,262,503 SH		SOLE	1
Federal Realty Investment Trust	COM	313747206	344,360	3,557,804 SH		SOLE	1
First Industrial Realty Trust	COM	32054K103	96,375	7,803,605 SH		SOLE	1
First Trust Aberdeen Global Fund	COM	337319107	4,447	254,700 SH		SOLE	1
First Trust Strategic High Income Fund II	COM	337353304	1,425	82,300 SH		SOLE	1
First Trust/Four Crns Sr F 2	COM	33733U108	329	22,000 SH		SOLE	1
Firstenergy Corp.	COM	337932107	23,278	510,600 SH		SOLE	1
Flah & Crum/Claymore Preferred S I	COM	338478100	8,169	452,572 SH		SOLE	1
Flah & Crum/Claymore Total Return Fund	COM	338479108	5,218	274,500 SH		SOLE	1
Ford Motor Co	COM	345370860	931	74,500 SH		SOLE	1
Franklin Resources Inc.	COM	354613101	35,709	287,903 SH		SOLE	1

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Franklin Templeton Ltd Duration Inc Fund	COM	35472T101	2,009	143,400	SH	SOLE	1
Freeport-Mcmoran Copper	COM	35671D857	3,096	81,400	SH	SOLE	1
Gabelli Dividend & Income Trust	COM	36242H104	8,645	527,769	SH	SOLE	1
Gabelli Equity Trust	COM	362397101	11,511	2,001,900	SH	SOLE	1
Gabelli Gold Nat Res & Income	COM	36465A109	1,669	103,298	SH	SOLE	1
General Dynamics Corp.	COM	369550108	31,680	431,719	SH	SOLE	1
General Electric Co.	COM	369604103	74,631	3,718,530	SH	SOLE	1
General Growth Properties	COM	370023103	834,300	49,105,356	SH	SOLE	1
Genesis Energy LP	COM	371927104	35	1,150	SH	SOLE	1
Golar LNG Partners LP	COM	Y2745C102	15,916	428,768	SH	SOLE	1
Goldman Sachs Group Inc.	COM	38141G104	37,808	304,000	SH	SOLE	1
Google Inc. Cl A	COM	38259P508	11,671	18,200	SH	SOLE	1
Grupo Aeroportuario	ADR	400506101	4,609	126,680	SH	SOLE	1

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ PRN CALL	INVESTMENT DISCRETION
Guggenheim Strategic Opp Fund	COM	40167F101	712	34,660	SH	SOLE
Harris Corp.	COM	413875105	2,488	55,200	SH	SOLE
HCC Insurance Holdings Inc.	COM	404132102	24,422	783,500	SH	SOLE
HCP Inc	COM	40414L109	784,187	19,872,954	SH	SOLE
Health Care REIT Inc.	COM	42217K106	256,146	4,660,596	SH	SOLE
Healthcare Realty Trust Inc.	COM	421946104	11,014	500,633	SH	SOLE
Hersha Hospitality Trust	COM	427825104	155,167	28,418,896	SH	SOLE
Home Properties Inc.	COM	437306103	66,342	1,087,398	SH	SOLE
Hospitality Properties Trust	COM	44106M102	66,309	2,505,044	SH	SOLE
Host Hotels & Resorts Inc.	COM	44107P104	792,689	48,275,814	SH	SOLE
HSBC Holdings PLC 6.20% (HBC A)	PFD	404280604	44	1,770	SH	SOLE
Hudson Pacific Prop	COM	444097109	74,293	4,910,285	SH	SOLE
Huntington Bancshares 8.5% CV (HBANP)	PFD	446150401	13,125	11,320	SH	SOLE
Hyatt Hotels Corp CL A	COM	448579102	256,345	6,000,585	SH	SOLE
I Shares Gold Trust	COM	464285105	3,742	230,000	SH	SOLE
Imperial Oil Ltd	COM	453038408	94	2,082	SH	SOLE
Inergy LP	COM	456615103	42	2,575	SH	SOLE
Ing Infrastructure Indl	COM	45685U100	4,383	237,200	SH	SOLE
ING Prime Rate Trust	COM	44977W106	2,844	498,915	SH	SOLE
Intel Corp.	COM	458140100	3,651	129,900	SH	SOLE
International Business Machines Corp.	COM	459200101	7,664	36,733	SH	SOLE
Intrepid Potash Inc	COM	46121Y102	169	6,950	SH	SOLE
Invesco Van Kampen Select Sector	COM	46132G108	1,152	89,847	SH	SOLE
Ishares Silver Trust	COM	46428Q109	1,923	61,300	SH	SOLE
ITC Holdings Corp.	COM	465685105	12,276	159,558	SH	SOLE
John Hancock Patriot Premium Dividend Fund II	COM	41013T105	59	4,400	SH	SOLE

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John Hancock Preferred Income II	COM	41013X106	628	28,723	SH	SOLE	1
John Hancock Preferred Income III	COM	41021P103	410	23,049	SH	SOLE	1
John Hancock T/A Dividend Income Fund	COM	41013V100	2,373	133,890	SH	SOLE	1
Johnson & Johnson	COM	478160104	55,336	838,936	SH	SOLE	1
Johnson Controls Inc.	COM	478366107	26,910	828,500	SH	SOLE	1
JP Morgan Chase & Co	COM	46625H100	130,808	2,844,894	SH	SOLE	1
Kayne Anderson Energy Total Return	COM	48660P104	6,805	247,624	SH	SOLE	1
Kayne Anderson MidstreamEnergy	COM	48661E108	3,147	114,700	SH	SOLE	1
Kayne Anderson MLP Investment	COM	486606106	2,719	87,300	SH	SOLE	1
Keycorp 7.75% CV (KEY G)	PFD	493267405	4,784	42,470	SH	SOLE	1
Kilroy Realty Corp.	COM	49427F108	358,421	7,689,798	SH	SOLE	1
Kimco Realty Corp.	COM	49446R109	349,236	18,132,710	SH	SOLE	1
Kinder Morgan Energy Prtnrs	COM	494550106	27,430	331,477	SH	SOLE	1
Kinder Morgan Manage	COM	49455U100	327	4,380	SH	SOLE	1
L-3 Communications Holdings	COM	502424104	19,356	273,500	SH	SOLE	1
Lexington Corp Pr C CV	PFD	529043309	9,890	228,449	SH	SOLE	1
Liberty All-Star Equity Fund	COM	530158104	4,995	1,013,086	SH	SOLE	1
Liberty Property Trust	COM	531172104	324,608	9,087,573	SH	SOLE	1
Linn Energy Llc-Units	COM	536020100	82	2,160	SH	SOLE	1
LMP Capital And Income Fund	COM	50208A102	54	4,000	SH	SOLE	1
Lockheed Martin Corp.	COM	539830109	20,129	224,000	SH	SOLE	1
Mack-Cali Realty Corp.	COM	554489104	141,440	4,907,690	SH	SOLE	1

FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ PRN CALL	INVESTMENT DISCRETION
Macquarie/Ft Gl Int/Ut Dv In	COM	55607W100	2,118	132,352	SH	SOLE
Magellan Midstream Partners	COM	559080106	93	1,280	SH	SOLE
Marathon Petroleum Corp.	COM	56585A102	35,254	813,050	SH	SOLE
Market Vectors Gold Miners	COM	57060U100	2,022	40,800	SH	SOLE
Market Vectors Oil Service ETF	COM	57060U191	3,611	88,900	SH	SOLE
MarkWest Energy Partners LP	COM	570759100	74,381	1,272,563	SH	SOLE
McDonald's Corp.	COM	580135101	72,077	734,727	SH	SOLE
Mckesson Corp.	COM	58155Q103	246	2,800	SH	SOLE
Merck & Co Inc	COM	58933Y105	63,894	1,663,900	SH	SOLE
MFS Intermediate Inc Trust	COM	55273C107	56	8,700	SH	SOLE
MFS Multimarket Income Trust	COM	552737108	2,062	295,400	SH	SOLE
Microsoft Corp.	COM	594918104	22,828	707,851	SH	SOLE
Mid-America Apartment Communities	COM	59522J103	149,796	2,234,762	SH	SOLE
Morgan Stanley Emerging Markets	COM	617477104	1,747	107,600	SH	SOLE
Mosaic Company	COM	61945C103	481	8,700	SH	SOLE
Murphy Oil Corp	COM	626717102	324	5,750	SH	SOLE
NATL WESTMINSTER 7.76% (NW)	PFD	638539882	37,298	1,598,047	SH	SOLE

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Natural Resource Partners LP	COM	63900P103	45	1,870	SH	SOLE	1
Neuberger Berman Real Estate	COM	64190A103	33	7,700	SH	SOLE	1
New America High Income Fund	COM	641876800	9,252	899,091	SH	SOLE	1
Newmont Mining Corp	COM	651639106	17,868	348,500	SH	SOLE	1
News Corp Ltd	COM	65248E104	9,113	462,800	SH	SOLE	1
Nexen Inc	COM	65334H102	270	14,750	SH	SOLE	1
NextEra Energy Inc	COM	65339F101	106,748	1,747,678	SH	SOLE	1
NFJ Dividend Interest & Preferred Strategy	COM	65337H109	4,253	238,000	SH	SOLE	1
Nike Inc. Cl B	COM	654106103	17,643	162,700	SH	SOLE	1
Nordstrom Inc.	COM	655664100	31,144	558,940	SH	SOLE	1
Norfolk Southern Corp.	COM	655844108	30,545	464,000	SH	SOLE	1
Northrop Grumman Corp.	COM	666807102	3,848	63,000	SH	SOLE	1
Northwest Natural Gas Co.	COM	667655104	1,322	29,125	SH	SOLE	1
NuStar Energy LP	COM	67058H102	77	1,300	SH	SOLE	1
Nuveen Diversified Dividend And Income Fund	COM	6706EP105	3,033	258,551	SH	SOLE	1
Nuveen Dividend Advantage Muni Fd	COM	67066V101	1,906	130,700	SH	SOLE	1
Nuveen Equity Premium Income	COM	6706ER101	54	4,500	SH	SOLE	1
Nuveen Equity Premium Opportunity Fund	COM	6706EM102	1,577	129,500	SH	SOLE	1
Nuveen Floating rate Income	COM	67072T108	3,807	319,400	SH	SOLE	1
Nuveen Floating Rate Income Opportunity Fund	COM	6706EN100	2,732	226,700	SH	SOLE	1
Nuveen Global Value Opp Fund	COM	6706EH103	1,360	83,400	SH	SOLE	1
Nuveen Inv Quality Muni Fd	COM	67062E103	2,263	144,800	SH	SOLE	1
Nuveen Mtg Opportunity	COM	670735109	1,588	67,914	SH	SOLE	1
Nuveen Mtg Oppty Term F	COM	67074R100	1,842	78,500	SH	SOLE	1
Nuveen Multi-Currency Short-	COM	67090N109	66	5,000	SH	SOLE	1
Nuveen Multi-Strategy Income & Growth 2	COM	67073D102	5,088	566,600	SH	SOLE	1
Nuveen Performance Plus Muni	COM	67062P108	1,536	99,000	SH	SOLE	1
Nuveen Preferred Income Opportunities Fund	COM	67073B106	5,681	639,700	SH	SOLE	1
Nuveen Premium Inc Muni Fd 2	COM	67063W102	3,224	214,900	SH	SOLE	1
Nuveen Quality Preferred Inc	COM	67071S101	51	6,300	SH	SOLE	1
Nuveen Quality Preferred Income Fund II	COM	67072C105	101	11,700	SH	SOLE	1

FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ CALL	INVESTMENT DISCRETION
Nuveen Real Estate Income Fund	COM	67071B108	3,473	307,639	SH	SOLE
Nuveen Senior Income Fund	COM	67067Y104	29	4,000	SH	SOLE
Nuveen Tax-Adv Tot Ret Strat	COM	67090H102	1,710	153,900	SH	SOLE
Occidental Petroleum Corp.	COM	674599105	64,706	679,467	SH	SOLE
Oiltanking Partners LP	COM	678049107	12,817	417,225	SH	SOLE
ONEOK Partners LP	COM	68268N103	166	3,035	SH	SOLE
Oracle Corp.	COM	68389X105	83,704	2,870,501	SH	SOLE

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Orient Express Hotels Ltd. A	COM	G67743107	83,437	8,180,107	SH	SOLE	1
P G & E Corp.	COM	69331C108	71,798	1,653,958	SH	SOLE	1
Paa Natural Gas Storage Lp	COM	693139107	18	935	SH	SOLE	1
Parkway Properties Inc.	COM	70159Q104	1,723	164,420	SH	SOLE	1
Patterson Companies	COM	703395103	26,917	805,900	SH	SOLE	1
Pebblebrook Hotel Trust	COM	70509V100	10,958	485,307	SH	SOLE	1
Penn Virginia Resource Partners LP	COM	707884102	52	2,400	SH	SOLE	1
Pepsico Inc.	COM	713448108	29,561	445,538	SH	SOLE	1
Petroleo Brasileiro SA	ADR	71654V101	296	11,569	SH	SOLE	1
Petsmart Inc	COM	716768106	21,017	367,300	SH	SOLE	1
Pfizer Inc.	COM	717081103	67,823	2,993,084	SH	SOLE	1
Philip Morris International	COM	718172109	61,344	692,289	SH	SOLE	1
Piedmont Office Realty Tru-A	COM	720190206	131,825	7,426,735	SH	SOLE	1
PIMCO Corporate Income Fund	COM	72200U100	71	4,400	SH	SOLE	1
PIMCO Corporate Opportunity	COM	72201B101	5,447	292,695	SH	SOLE	1
PIMCO High Income Fund	COM	722014107	214	16,700	SH	SOLE	1
PIMCO Income Opportunity Fund	COM	72202B100	14,571	552,965	SH	SOLE	1
PIMCO Income Strategy Fund II	COM	72201J104	2,494	245,437	SH	SOLE	1
Pimco Municipal Income Fund II	COM	72200W106	0	0	SH	SOLE	1
PIMCO Strategic Global Government Fund Inc	COM	72200X104	55	5,000	SH	SOLE	1
Pioneer Diversified High Income	COM	723653101	1,079	52,600	SH	SOLE	1
Pioneer Floating Rate Trust	COM	72369J102	5,508	425,002	SH	SOLE	1
Pioneer High Income Trust	COM	72369H106	67	4,000	SH	SOLE	1
Plains All American Pipeline LP	COM	726503105	139	1,775	SH	SOLE	1
PNC Financial Services Group	COM	693475105	290	4,500	SH	SOLE	1
Post Properties Inc.	COM	737464107	77,108	1,645,488	SH	SOLE	1
Potash Corp of Saskatchewan	COM	73755L107	6,124	134,400	SH	SOLE	1
Potash Corp of Saskatchewan - US	COM	73755L107	29,571	647,199	SH	SOLE	1
PPL Corp.	COM	69351T106	40,601	1,436,707	SH	SOLE	1
Procter & Gamble Co.	COM	742718109	65,992	981,876	SH	SOLE	1
ProLogis Inc.	COM	74340W103	1,224,108	33,984,119	SH	SOLE	1
Prudential Finl Inc	COM	744320102	81,976	1,293,200	SH	SOLE	1
PS Business Parks Inc.	COM	69360J107	6,823	104,108	SH	SOLE	1
Public Storage	COM	74460D109	1,146,451	8,297,395	SH	SOLE	1
Putnam Master Intermediate Income Trust	COM	746909100	38	7,300	SH	SOLE	1
Putnam Premier Income Trust	COM	746853100	7,335	1,331,253	SH	SOLE	1
Pyxis Credit Strategies Fund	COM	74734W107	30	4,800	SH	SOLE	1
Qualcomm Inc.	COM	747525103	98,670	1,450,600	SH	SOLE	1
Questar Corp.	COM	748356102	19,418	1,008,196	SH	SOLE	1
Ramco-Gershenson 7.25% CV Pr.D (RPT D)	PFD	751452608	3,588	73,005	SH	SOLE	1

FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7
			VALUE	SHRS OR SH/ PUT/	INVESTMENT	

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	(x\$1000)	PRN AMT	PRN CALL	DISCRETION	MA
Ramco-Gershenson Properties	COM	751452202	15,119	1,237,214	SH	SOLE	1
Rayonier Inc.	COM	754907103	1,047	23,744	SH	SOLE	1
Regency Centers Corp.	COM	758849103	543,147	12,211,037	SH	SOLE	1
Regency Energy Partners Lp	COM	75885Y107	100	4,075	SH	SOLE	1
Regions Financial Corp.	COM	7591EP100	659	100,000	SH	SOLE	1
RLJ Lodging Trust	COM	74965L101	35,206	1,889,758	SH	SOLE	1
Rogers Communications Inc	COM	775109200	8,483	214,100	SH	SOLE	1
Rose Rock Midstream LP	COM	777149105	7,620	319,620	SH	SOLE	1
Ross Stores Inc	COM	778296103	42,895	738,300	SH	SOLE	1
Rouse Properties Inc	COM	779287101	67	4,917	SH	SOLE	1
Royal Bank of Canada	COM	780087102	133	2,300	SH	SOLE	1
Royal Bank of Scotland 6.35% (RBS N)	PFD	780097770	2,687	166,257	SH	SOLE	1
Royal Bank of Scotland 6.6% (RBS S)	PFD	780097739	3,948	236,406	SH	SOLE	1
Royal Bank of Scotland Pr.H	PFD	780097879	2,635	119,000	SH	SOLE	1
Royal Bank Scotland 6.4% (RBS M)	PFD	780097796	2,641	160,615	SH	SOLE	1
Royal Gold Inc	COM	780287108	131	2,007	SH	SOLE	1
Royce Value Trust	COM	780910105	6,297	453,700	SH	SOLE	1
SBA Communications Corp. Cl A	COM	78388J106	3,929	77,323	SH	SOLE	1
Schlumberger Ltd.	COM	806857108	39,248	561,242	SH	SOLE	1
Select Income Reit	COM	81618T100	10,413	461,168	SH	SOLE	1
Sempra Energy	COM	816851109	57,348	956,441	SH	SOLE	1
Senior Housing Properties Trust	COM	81721M109	218,619	9,914,692	SH	SOLE	1
Siemens AG-Spons ADR	ADR	826197501	14,330	142,111	SH	SOLE	1
Simon Property Group Inc.	COM	828806109	3,468,271	23,807,463	SH	SOLE	1
SL Green Realty Corp.	COM	78440X101	704,783	9,088,110	SH	SOLE	1
Southern Co	COM	842587107	66,750	1,485,638	SH	SOLE	1
Southwestern Energy	COM	845467109	209	6,825	SH	SOLE	1
Sovran Self Storage Inc.	COM	84610H108	67,050	1,345,583	SH	SOLE	1
SPDR Trust Series 1	COM	78462F103	3,870	27,500	SH	SOLE	1
Special Opportunities F	COM	84741T104	16	1,000	SH	SOLE	1
Spectra Energy Corp.	COM	847560109	4,763	150,970	SH	SOLE	1
Sprott Physical Gold Tr	COM	85207H104	5,496	380,600	SH	SOLE	1
Sprott Physical Silver Trust	COM	85207K107	2,616	191,900	SH	SOLE	1
Starwood Hotels & Resorts	COM	85590A401	125,398	2,222,972	SH	SOLE	1
Stone Harbor Emerging Market	COM	86164T107	1,775	72,200	SH	SOLE	1
Strategic Hotels & Resorts I	COM	86272T106	951	144,600	SH	SOLE	1
Stratus Properties Inc.	COM	863167201	841	90,025	SH	SOLE	1
Suburban Propane Partners LP	COM	864482104	39	900	SH	SOLE	1
Suncor Energy Inc	COM	867224107	577	17,684	SH	SOLE	1
Sunoco Logistics Partners LP	COM	86764L108	54	1,425	SH	SOLE	1
Sunstone Hotel Pr. D	PFD	867892507	19,507	791,045	SH	SOLE	1
Supervalu Inc.	COM	868536103	3,344	585,606	SH	SOLE	1
Symantec Corp	COM	871503108	57,323	3,065,400	SH	SOLE	1
Syngenta AG -ADR	ADR	87160A100	1,494	21,700	SH	SOLE	1
Talisman Energy Inc	COM	87425E103	93	7,450	SH	SOLE	1
Tanger Factory Outlet Center	COM	875465106	180,063	6,056,603	SH	SOLE	1
Targa Resources Corp	COM	87612G101	4,073	89,625	SH	SOLE	1
Targa Resources Partners Lp	COM	87611X105	93	2,231	SH	SOLE	1
Taubman Centers Inc.	COM	876664103	362,475	4,968,820	SH	SOLE	1
TC Pipelines LP	COM	87233Q108	43	955	SH	SOLE	1
Templeton Global Income Fund	COM	880198106	2,845	294,848	SH	SOLE	1
Tesoro Logistics LP	COM	88160T107	15,047	430,288	SH	SOLE	1
Teva Pharmaceutical-Sponsored	ADR	881624209	24,012	532,884	SH	SOLE	1

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FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5		COLUMN 6	COLUMN 7
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ CALL	INVESTMENT DISCRETION	MA
The Macerich Co.	COM	554382101	314,078	5,438,572	SH	SOLE	1
The Walt Disney Co.	COM	254687106	85,397	1,950,600	SH	SOLE	1
Tiffany & Co New	COM	886547108	19,633	284,000	SH	SOLE	1
Tim Hortons Inc	COM	88706M103	20,779	389,200	SH	SOLE	1
Tim Hortons Inc.	COM	88706M103	214	4,000	SH	SOLE	1
Time Warner Cable In	COM	88732J207	34,760	426,500	SH	SOLE	1
Toronto-Dominion Bank	COM	891160509	5,616	66,300	SH	SOLE	1
Toronto-Dominion Bank	COM	891160509	16,455	193,700	SH	SOLE	1
Tortoise MLP Fund, Inc	COM	89148B101	5,741	224,100	SH	SOLE	1
TransCanada Corp	COM	89353D107	59,676	1,392,562	SH	SOLE	1
UDR Inc.	COM	902653104	482,431	18,061,814	SH	SOLE	1
Ultra Pete Corp	COM	903914109	225	9,959	SH	SOLE	1
United Parcel Service Cl B	COM	911312106	45,620	565,160	SH	SOLE	1
United Technologies Corp.	COM	913017109	9,909	119,473	SH	SOLE	1
Unitedhealth Group Inc.	COM	91324P102	99,556	1,689,104	SH	SOLE	1
US Bancorp	COM	902973304	75,933	2,396,872	SH	SOLE	1
Van Kampen Dynamic Credit Op	COM	46132R104	102	8,700	SH	SOLE	1
Van Kampen Senior Income Trust	COM	46131H107	77	15,600	SH	SOLE	1
Ventas Inc.	COM	92276F100	1,011,456	17,713,770	SH	SOLE	1
Verizon Communications Inc.	COM	92343V104	15,533	406,300	SH	SOLE	1
Visa Inc.-Class A Shares	COM	92826C839	73,526	623,100	SH	SOLE	1
Vodafone Group PLC ADR	ADR	92857W209	5,408	195,456	SH	SOLE	1
Vornado Realty Trust	COM	929042109	1,289,630	15,316,266	SH	SOLE	1
Wa/Clay US Infl-Lkd Opportunity & Income Fund	COM	95766R104	69	5,400	SH	SOLE	1
Wal-Mart Stores Inc.	COM	931142103	2,693	44,000	SH	SOLE	1
Weingarten Realty Investors	COM	948741103	266,108	10,068,401	SH	SOLE	1
Wells Fargo & Co.	COM	949746101	80,956	2,371,303	SH	SOLE	1
Wells Fargo Advantage Global Income Opportunities Fund	COM	94987C103	711	83,400	SH	SOLE	1
Wells Fargo Advantage Multi-sector	COM	94987B105	5,839	570,200	SH	SOLE	1
Wells Fargo Advantage Multi-sector	COM	94987D101	73	4,800	SH	SOLE	1
Wells Fargo Co 7.5% (WFC L)	PFD	949746804	45,226	40,500	SH	SOLE	1
Western Asset Global Cp	COM	95790C107	3,357	174,111	SH	SOLE	1
Western Asset Global High In	COM	95766B109	5,972	450,700	SH	SOLE	1
Western Asset High Income Fund II	COM	95766J102	3,948	395,166	SH	SOLE	1
Western Asset High Income Opportunity Fund	COM	95766K109	301	48,900	SH	SOLE	1
Western Asset Managed High Y	COM	95766L107	31	5,000	SH	SOLE	1
Western Gas Partners LP	COM	958254104	70	1,525	SH	SOLE	1
Williams Cos Inc.	COM	969457100	52,127	1,691,870	SH	SOLE	1
Williams Partners LP	COM	96950F104	100	1,770	SH	SOLE	1
Wisconsin Energy Corp.	COM	976657106	87,525	2,487,921	SH	SOLE	1
WW Grainger Inc	COM	384802104	6,618	30,810	SH	SOLE	1

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Xcel Energy Inc.

COM

98389B100

19,871

750,715 SH

SOLE

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