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COHEN & STEERS INC
Form 13F-HR
February 12, 2010

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, 2009
Check here if Amendment []; Amendment Number:
This Amendment (Check only one.): [] is a restatement.
[] adds new holdings entries.

Institutional Investment Manager Filing this Report:

Name: Cohen & Steers Capital Management Inc.
Address: 280 Park Avenue
10th Floor
New York, NY 10017

Form 13F File Number: 28-2405

The institutional investment manager filing this report and the person by whom it is signed hereby represent that the person signing the report is authorized to submit it, that all information contained herein is true, correct and complete, and that it is understood that all required items, statements, schedules, lists, and tables, are considered integral parts of this form.

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

Person Signing this Report on Behalf of Reporting Manager:

Name: Lisa Phelan
Title: Senior Vice President and Chief Compliance Officer
Phone: (212) 832-3232

Signature, Place, and Dating of Signing:

/s/ Lisa Phelan New York, NY February 12, 2010

Report Type (Check only one.):

- [] 13F HOLDINGS REPORT. (Check here if all holdings of this reporting manager are reported in this report.)
- [] 13F NOTICE. (Check here if no holdings reported are in this report, and all holdings are reported by other reporting manager(s).)
- [X] 13F COMBINATION REPORT. (Check here if a portion of the holdings for this reporting manager are reported in this report and a portion are reported by other reporting manager(s).)

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

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

Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers:	1
Form 13F Information Table Entry Total:	371
Form 13F Information Table Value Total:	13,298,375 (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

NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (X\$1000)	SHARES PRN AMT	SH PRN	INV DSCR
3M Co Common	COM	88579Y101	10,652	128,847	SH	Sol
Abbott Laboratories Common	COM	002824100	48,539	899,038	SH	Sol
Acadia Realty Trust Common	COM	004239109	17,971	1,065,256	SH	Sol
Accenture Plc Common	COM	G1151C101	7	175	SH	Sol
ACE Ltd Common	COM	H0023R105	23,471	465,696	SH	Sol
Advent Claymore Conv Sec & Inc CEF	COM	00764C109	637	40,900	SH	Sol
Advent Claymore Global Convert CEF	COM	007639107	551	67,400	SH	Sol
Aetna Inc Common	COM	00817Y108	322	10,150	SH	Sol
Aflac Inc	COM	001055102	846	18,300	SH	Sol
Alcatel-Lucent Sponsored ADR	COM	013904305	225	67,849	SH	Sol
Alexander's Inc Common	COM	014752109	18,030	59,228	SH	Sol
Allegheny Energy, Inc.	COM	017361106	5,848	249,066	SH	Sol
Allegheny Technologies Common	COM	01741R102	23,043	514,700	SH	Sol
Alliance Bernstein Income Fund CEF	COM	01881E101	5,706	691,600	SH	Sol
Alliance World Dollar Gov't Fu CEF	COM	01879R106	3,035	228,400	SH	Sol
Alliant Energy Corp Common	COM	018802108	10,773	356,008	SH	Sol
Allstate Corp/The Common	COM	020002101	310	10,325	SH	Sol
Alpine Global Premier Proper CEF	COM	02083A103	11,762	1,887,995	SH	Sol
Alpine Total Dynamic Div Fund CEF	COM	021060108	7,236	811,200	SH	Sol

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Altria Group Inc Common	COM	02209S103	1,820	92,700	SH	Sol
AMB Property Corp Common	COM	00163T109	71,632	2,803,651	SH	Sol
American Campus Communities In Common	COM	024835100	29,065	1,034,347	SH	Sol
American Electric Power Co Inc Common	COM	025537101	14,603	419,737	SH	Sol
American Tower Corporation CL A Common	COM	029912201	51,804	1,198,892	SH	Sol
American Water Works Co Inc Common	COM	030420103	16,938	755,805	SH	Sol
Apache Corp Common	COM	037411105	22,097	214,184	SH	Sol
Apartment Invt & Mgmt	COM	03748R101	136,046	8,545,616	SH	Sol
Archer Daniels Midland Common	COM	039483102	12,053	384,979	SH	Sol
Assisted Living Concepts I-A Common	COM	04544X300	4,871	184,708	SH	Sol
Associated Estates Realty Corp Common	COM	045604105	9,983	885,773	SH	Sol
AT&T Common	COM	00206R102	62,556	2,231,738	SH	Sol
Automatic Data Processing Common	COM	053015103	23,018	537,542	SH	Sol
AvalonBay Communities Inc Common	COM	053484101	231,112	2,814,672	SH	Sol
Avnet Inc Common	COM	053807103	363	12,050	SH	Sol
Avon Products Common	COM	054303102	183	5,825	SH	Sol
Bank of America Corp Common	COM	060505104	48,013	3,188,058	SH	Sol
Bank Of New York Mellon Corp Common	COM	064058100	13,121	469,100	SH	Sol
Baxter International Inc Common	COM	071813109	246	4,200	SH	Sol
BB&T Corp Common	COM	054937107	10,614	418,357	SH	Sol
Becton Dickinson & Co Common	COM	075887109	21,742	275,700	SH	Sole
BioMed Realty Trust Inc Common	COM	09063H107	83,313	5,279,650	SH	Sol
BJ Services Co Common	COM	055482103	194	10,450	SH	Sol
Black & Decker Corp	COM	091797100	298	4,600	SH	Sol
Blackrock Corp HY Fund VI CEF	COM	09255P107	5,112	482,300	SH	Sol
Blackrock Corporate High Y CEF	COM	09255L106	1,234	178,900	SH	Sol
Blackrock Corporate High Yield CEF	COM	09255N102	5,486	523,500	SH	Sol
Blackrock Corporate HY FD III CEF	COM	09255M104	1,945	305,800	SH	Sol
BlackRock Debt Strategies CEF	COM	09255R103	300	83,300	SH	Sol
Blackrock Floating rt in st II CEF	COM	09255Y108	1,288	93,800	SH	Sol
Blackrock Global Enrg & Res CEF	COM	09250U101	4,444	173,400	SH	Sol
Blackrock Health Sciences Trus CEF	COM	09250W107	2,400	91,500	SH	Sol
Blackrock Inc. Common Stock	COM	09247X101	22,681	97,678	SH	Sol
Blackrock Ltd Duration Inc Tru CEF	COM	09249W101	993	67,700	SH	Sol
Blackrock Preferred Opportunit CEF	COM	09249V103	312	30,400	SH	Sol
Blackrock Real Asset Equity CEF	COM	09254B109	11,683	922,100	SH	Sol
Boeing Co Common	COM	097023105	392	7,250	SH	Sol
Boston Properties Inc Common	COM	101121101	347,862	5,186,559	SH	Sol
Brandywine Realty Trust Common	COM	105368203	11,574	1,015,261	SH	Sol
BRE Properties Inc Common	COM	05564E106	9,872	298,436	SH	Sol
Brookdale Senior Living Inc Common	COM	112463104	206,816	11,369,764	SH	Sol
Brookfield Properties Co Common	COM	112900105	137,438	11,339,736	SH	Sol
CA Inc	COM	12673P105	250	11,150	SH	Sol
Calamos Convertible & Income F CEF	COM	12811P108	5,454	472,218	SH	Sol
Calamos Convertible Opp & Inc CEF	COM	128117108	2,361	191,600	SH	Sol
Calamos Strat Tot Return Fd CEF	COM	128125101	1,801	205,800	SH	Sol
Camden Property Trust Common	COM	133131102	137,422	3,243,373	SH	Sol
Cameco Corp Common	COM	13321L108	5,008	155,673	SH	Sol
Capital One Financial Corp	COM	14040H105	192	5,000	SH	Sol
Cardinal Health Inc	COM	14149Y108	216	6,700	SH	Sol
Carefusion Corp Common	COM	14170T101	25	1,016	SH	Sol
Caterpillar Inc Common	COM	149123101	13,124	230,288	SH	Sol
CB Richard Ellis Group Inc. Common	COM	12497T101	333	24,524	SH	Sol
CenterPoint Energy, Inc. Common	COM	15189T107	6,003	413,746	SH	Sol
Centerstate Banks Inc Common	COM	15201P109	221	21,897	SH	Sol
Central Fund Canada Cl A CEF	COM	153501101	4,736	343,700	SH	Sol
Charles River Lab Common	COM	159864107	115	3,425	SH	Sol
Chevron Corp Common	COM	166764100	58,923	765,330	SH	Sol
China Mobile Ltd ADR	COM	16941M109	8,742	188,287	SH	Sol
Citigroup Inc Common	COM	172967101	216	65,212	SH	Sol
Clough Global Equity Fund CEF	COM	18914C100	3,585	252,800	SH	Sol
Clough Global Opportunities Fu CEF	COM	18914E106	11,564	896,485	SH	Sol

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CMS Energy Corp Common	COM	125896100	20,586	1,314,563	SH	Sol
CNOOC Ltd ADR	COM	126132109	2,052	13,200	SH	Sol
Colgate-Palmolive Co Common	COM	194162103	863	10,500	SH	Sol
Colonial Properties Trust Common	COM	195872106	88,981	7,585,725	SH	Sol
Comcast Corp Common	COM	20030N101	15,915	943,954	SH	Sol
Comerica Common	COM	200340107	224	7,575	SH	Sol
ConocoPhillips Common	COM	20825C104	143	2,800	SH	Sol
Consolidated Edison Inc Common	COM	209115104	3,971	87,400	SH	Sol
Cooper Inds Ltd Common	COM	G24140108	59	1,375	SH	Sol
Corning Inc Common	COM	219350105	16,244	841,200	SH	Sol
Corporate Office Properties Tr Common	COM	22002T108	9,732	265,689	SH	Sol
Corrections Corp of America Common	COM	22025Y407	941	38,348	SH	Sol
Costco Wholesale Corp Common	COM	22160K105	11,380	192,322	SH	Sol
Cousins Properties Inc Common	COM	222795106	88,889	11,650,010	SH	Sol
Covidien PLC Common Common	COM	G2554F105	13,671	285,474	SH	Sol
Crown Castle Intl Corp Common	COM	228227104	20,999	537,891	SH	Sol
CVS Corp Common	COM	126650100	12,785	396,911	SH	Sol
DCP Midstream Partners LP Common	COM	23311P100	10,463	353,807	SH	Sol
DCT Industrial Trust Common	COM	233153105	24,807	4,941,677	SH	Sol
Dell Inc Common	COM	24702R101	188	13,125	SH	Sol
Developers Diversified Realty Common	COM	251591103	286,198	30,907,032	SH	Sol
Devon Energy Corp Common	COM	25179M103	48,202	655,810	SH	Sol
Diageo PLC ADR	COM	25243Q205	8,746	125,994	SH	Sol
Digital Realty Trust Inc Common	COM	253868103	71,663	1,425,301	SH	Sol
Disney Co Common	COM	254687106	18,059	559,975	SH	Sol
DNP Select Income Fund CEF	COM	23325P104	1,611	179,800	SH	Sol
Dominion Resources Inc/VA Common	COM	25746U109	11,536	296,400	SH	Sol
Douglas Emmett Common	COM	25960P109	41,761	2,930,603	SH	Sol
DPL Inc Common	COM	233293109	8,387	303,882	SH	Sol
DTE Energy Co Common	COM	233331107	1,046	24,000	SH	Sol
Duff & Phelps Utility & Corp CEF	COM	26432K108	277	22,510	SH	Sol
Duke Energy Corp Common	COM	26441C105	38,296	2,225,268	SH	Sol
Duke Realty Corp Common	COM	264411505	221	18,144	SH	Sol
DuPont Fabros Technology Inc Common	COM	26613Q106	4,749	263,947	SH	Sol
DWS Gbl Commodities Stk CEF	COM	23338Y100	1,289	155,137	SH	Sol
EastGroup Properties Inc Common	COM	277276101	22,296	582,461	SH	Sol
Eaton Vance Enh Eqt Inc II CEF	COM	278277108	3,196	223,058	SH	Sol
Eaton Vance Float Rate Inc CEF	COM	278279104	4,711	332,700	SH	Sol
Eaton Vance Ltd Duration Inc F CEF	COM	27828H105	8,685	582,883	SH	Sol
Eaton Vance Senior Floating Rate Fund	COM	27828Q105	2,297	157,500	SH	Sol
Eaton Vance Senior Income Tr	COM	27826S103	975	155,700	SH	Sol
Eaton Vance Short Duration Div CEF	COM	27828V104	550	34,100	SH	Sol
Eaton Vance T/M Buy-Write Opp CEF	COM	27828Y108	6,669	443,106	SH	Sol
Eaton Vance TA Gl Div & Inc CEF	COM	27828S101	9,312	678,200	SH	Sol
Eaton Vance TA GL Div Opp CEF	COM	27828U106	7,628	393,600	SH	Sol
Eaton Vance Tax Man Gbl Br CEF	COM	27829C105	8,934	643,665	SH	Sol
Eaton Vance Tax Man Gbl CEF	COM	27829F108	7,347	596,326	SH	Sol
Eaton Vance Tax-Adv Dvd Inc CEF	COM	27828G107	15,471	980,400	SH	Sol
Eaton Vance Tax-Mgd Dvsfied Eq CEF	COM	27828N102	9,932	756,405	SH	Sol
Education Realty Trust Inc Common	COM	28140H104	42,941	8,872,242	SH	Sol
Enbridge Energy Common	COM	29250R106	7,104	132,318	SH	Sol
Energy Income And Growth Fd CEF	COM	292697109	1,894	81,100	SH	Sol
Energy Transfer Equity Lp Common	COM	29273V100	979	32,000	SH	Sol
Energy Transfer Partners LP Common	COM	29273R109	23,259	517,212	SH	Sol
Entergy Corp Common	COM	29364G103	42,165	515,217	SH	Sol
Enterprise Products Ptnrs Common	COM	293792107	24,867	791,679	SH	Sol
EQT Corp Common	COM	26884L109	14,584	332,056	SH	Sol
Equity Lifestyle Properties Common	COM	29472R108	92,638	1,835,466	SH	Sol
Equity Residential Common	COM	29476L107	423,673	12,542,119	SH	Sol
Essex Property Trust Inc Common	COM	297178105	47,310	565,571	SH	Sol
Everest Re Group Ltd Common	COM	G3223R108	20,972	244,772	SH	Sol
Evergreen Global Div Opptnty CEF	COM	30024H101	6,469	631,713	SH	Sol

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Evergreen Income Advantage Fun CEF	COM	30023Y105	5,528	581,300	SH	Sol
Evergreen Managed Income Fund CEF	COM	30024Y104	903	63,700	SH	Sol
Evergreen Util & High Income CEF	COM	30034Q109	1,407	95,671	SH	Sol
Exelon Corp Common	COM	30161N101	44,729	915,274	SH	Sol
Exxon Mobil Corp Common	COM	30231G102	70,220	1,029,772	SH	Sol
F&C / Claymore Pfd Sec Inc Fun CEF	COM	338478100	2,937	210,272	SH	Sol
F&C / Claymore Total Return Fu CEF	COM	338479108	3,249	223,800	SH	Sol
Federal Realty Invs Trust Common	COM	313747206	99,322	1,466,664	SH	Sol
Fedex Corp	COM	31428X106	15,976	191,441	SH	Sol
FelCor Lodging Trust Inc Common	COM	31430F101	1,217	338,186	SH	Sol
First Trust Aberdeen Global CEF	COM	337319107	1,452	90,595	SH	Sol
First Trust/Four Crns SR F II CEF	COM	33733U108	2,486	208,904	SH	Sol
FirstEnergy Corp Common	COM	337932107	17,064	367,367	SH	Sol
Flushing Financial Corp	COM	343873105	1,284	114,058	SH	Sol
Forest City Enterprises Inc Common	COM	345550107	91,947	7,805,296	SH	Sol
FPL Group Inc Common	COM	302571104	83,336	1,577,716	SH	Sol
Franklin Resources Inc Common	COM	354613101	9,963	94,573	SH	Sol
Franklin Templeton Ltd Dur Inc CEF	COM	35472T101	919	76,800	SH	Sol
Gabelli Dividend & Income Tr CEF	COM	36242H104	13,225	1,008,808	SH	Sol
Gabelli Equity Trust CEF	COM	362397101	6,169	1,224,000	SH	Sol
Gabelli Gold Nat Res & Incom CEF	COM	36244N109	3,273	200,298	SH	Sol
Gaylord Entertainment Co Common	COM	367905106	57,161	2,894,243	SH	Sol
General American Investors CEF	COM	368802104	4,429	188,800	SH	Sol
General Dynamics Corp Common	COM	369550108	39,044	572,753	SH	Sol
General Electric Co Common	COM	369604103	51,788	3,422,830	SH	Sol
Genuine Parts Co Common	COM	372460105	11,512	303,262	SH	Sol
Glimcher Realty Trust Common	COM	379302102	3,747	1,387,638	SH	Sol
Goldman Sach Group, Inc.	COM	38141G104	31,303	185,400	SH	Sol
Google Inc CL A Common	COM	38259P508	4,340	7,000	SH	Sol
Harris Corp Common	COM	413875105	33,359	701,568	SH	Sol
Hartford Financial Srvcs Grp Common	COM	416515104	137	5,875	SH	Sol
HCC Insurance Holdings Inc Common	COM	404132102	43,802	1,566,013	SH	Sol
HCP Common	COM	40414L109	338,935	11,098,062	SH	Sol
Health Care REIT Inc Common	COM	42217K106	16,610	374,765	SH	Sol
Hewlett-Packard Co Common	COM	428236103	6,608	128,274	SH	Sol
Highland Credit Strategies CEF	COM	43005Q107	259	41,000	SH	Sol
Home Depot Inc	COM	437076102	184	6,375	SH	Sol
Home Properties Inc Common	COM	437306103	23,558	493,773	SH	Sol
Hospitality Properties Trust Common	COM	44106M102	207,962	8,771,086	SH	Sol
Host Hotels & Resorts Common	COM	44107P104	390,307	33,445,237	SH	Sol
HSBC Holdings PLC ADR	COM	404280406	9,394	164,533	SH	Sol
Hyatt Hotels Common	COM	448579102	10,617	356,168	SH	Sol
Ims Health Inc Common	COM	449934108	312	14,825	SH	Sol
ING Clarion Global Real Estate CEF	COM	44982G104	3,285	515,712	SH	Sol
ING Global Eqty Div & Premium CEF	COM	45684E107	358	29,400	SH	Sol
ING Prime Rate Trust CEF	COM	44977W106	2,038	390,500	SH	Sol
Inland Real Estate Corp Common	COM	457461200	37,282	4,574,394	SH	Sol
Intel Corp Common	COM	458140100	33,599	1,646,989	SH	Sol
International Business Machine Common	COM	459200101	31,466	240,374	SH	Sol
ITC Holdings Corp Common	COM	465685105	12,014	230,647	SH	Sol
JC Penney Co Inc Common	COM	708160106	291	10,950	SH	Sol
John Hancock Income Secs Tr Common	COM	410123103	370	27,500	SH	Sol
John Hancock Preferred Inc Fun CEF	COM	41013W108	1,983	115,950	SH	Sol
John Hancock Preferred Income CEF	COM	41013X106	2,020	118,636	SH	Sol
John Hancock Preferred Income CEF	COM	41021P103	1,674	110,905	SH	Sol
Johnson & Johnson Common	COM	478160104	41,785	648,729	SH	Sol
Johnson Controls Common	COM	478366107	888	32,600	SH	Sol
JPMorgan Chase Common	COM	46625H100	64,713	1,552,999	SH	Sol
Kayne Anderson Energy Tot Rt CEF	COM	48660P104	3,596	155,668	SH	Sol
Kayne Anderson Mlp Investmen CEF	COM	486606106	3,753	149,900	SH	Sol
Kilroy Realty Corp Common	COM	49427F108	147,710	4,816,098	SH	Sol
Kimco Realty Corp Common	COM	49446R109	193,980	14,337,079	SH	Sol

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Kinder Morgan Energy Partners Common	COM	494550106	17,470	286,492	SH	Sol
Korea Electric Power Corp Common	COM	500631106	1	46	SH	Sol
Kraft Foods Inc Common	COM	50075N104	4,515	166,123	SH	Sol
L-3 Communications Holdings Common	COM	502424104	35,866	412,484	SH	Sol
Lam Research Corp Common	COM	512807108	126	3,225	SH	Sol
LaSalle Hotel Properties Common	COM	517942108	81	3,828	SH	Sol
Lexington Realty Trust Common	COM	529043101	64,533	10,613,830	SH	Sol
Liberty All Star Equity Fund CEF	COM	530158104	10,155	2,345,286	SH	Sol
Liberty Property Trust Common	COM	531172104	169,895	5,307,523	SH	Sol
Lockheed Martin Corp Common	COM	539830109	26,294	348,942	SH	Sol
LTC Properties Inc Common	COM	502175102	3,342	124,936	SH	Sol
Macerich Co/The Common	COM	554382101	422,752	11,759,486	SH	Sol
Mack-Cali Realty Corp Common	COM	554489104	151,001	4,367,975	SH	Sol
Macquarie Global Infr Tot Rt CEF	COM	55608D101	2,753	173,680	SH	Sol
Magellan Midstream Partners Common	COM	559080106	4,632	106,900	SH	Sol
Magna International Inc Common	COM	559222401	324	6,400	SH	Sol
Marathon Oil Corp Common	COM	565849106	28,077	899,333	SH	Sol
Markwest Energy Partners LP Common	COM	570759100	24,063	822,093	SH	Sol
Mattel Inc Common	COM	577081102	11,708	585,970	SH	Sol
McDonald's Corp Common	COM	580135101	48,080	769,998	SH	Sol
McKesson Corp Common	COM	58155Q103	168	2,692	SH	Sol
MDC Holdings Inc Common	COM	552676108	1,521	49,000	SH	Sol
Medtronic Common	COM	585055106	33,689	765,985	SH	Sol
Merck and Co Inc Common	COM	58933Y105	17,540	480,029	SH	Sol
Metlife Inc Common	COM	59156R108	42,413	1,199,819	SH	Sol
Metro Bancorp Inc	COM	59161R101	1,958	155,730	SH	Sol
MFA Mortgage Investments Inc	COM	55272X102	7,847	1,067,630	SH	Sol
MFS Intermediate Income Trust CEF	COM	55273C107	905	135,100	SH	Sol
MFS Mutimarket Inc. Trust CEF	COM	552737108	697	107,200	SH	Sol
Microchip Technology Inc Common	COM	595017104	1,752	60,300	SH	Sol
Microsoft Common	COM	594918104	29,042	952,507	SH	Sol
MLP & Strategic Equity Fund CEF	COM	55312N106	2,499	157,100	SH	Sol
Monsanto Co Common	COM	61166W101	35,090	429,240	SH	Sol
Morgan Stanley Common	COM	617446448	18,365	620,425	SH	Sol
Morgan Stanley Qual Muni CEF	COM	61745P668	97	7,635	SH	Sol
Motorola Inc Common	COM	620076109	92	11,800	SH	Sol
MS Emerging Mkts Domestic Debt CEF	COM	617477104	3,860	282,200	SH	Sol
Nasdaq Premium Income & Growth CEF	COM	63110R105	4,366	303,200	SH	Sol
National-Oilwell Inc Common	COM	637071101	119	2,700	SH	Sol
Nationwide Health Properties I Common	COM	638620104	160,415	4,559,831	SH	Sol
New America High Income Fund CEF	COM	641876800	2,821	311,672	SH	Sol
NFJ Dvd Interest & Pr Strat CEF	COM	65337H109	12,088	819,500	SH	Sol
Nicholas-Applegate Conv. & Inc CEF	COM	65370F101	14,278	1,540,200	SH	Sol
Nicholas-Applegate Conv. & Inc CEF	COM	65370G109	12,882	1,519,004	SH	Sol
Nike Inc Common	COM	654106103	35,319	534,555	SH	Sol
Nordstrom Inc Common	COM	655664100	12,574	334,596	SH	Sol
Norfolk Southern Corporation Common	COM	655844108	10,792	205,868	SH	Sol
Northeast Utilities Common	COM	664397106	13,403	519,685	SH	Sol
Northrop Grumman Corp Common	COM	666807102	8,229	147,350	SH	Sol
Nuveen Diversified Dividend an CEF	COM	6706EP105	2,865	294,451	SH	Sol
Nuveen Equity Premium Advantag CEF	COM	6706ET107	3,349	256,202	SH	Sol
Nuveen Floating Rate Inc Opp CEF	COM	6706EN100	675	62,700	SH	Sol
Nuveen Multi-Currency Short CEF	COM	67090N109	1,445	93,800	SH	Sol
Nuveen Real Estate Income Fd CEF	COM	67071B108	2,175	269,125	SH	Sol
NV Energy Common	COM	67073Y106	16,449	1,328,730	SH	Sol
NYSE Euronext Common	COM	629491101	63	2,500	SH	Sol
Occidental Petroleum Corp Common	COM	674599105	21,354	262,500	SH	Sol
Omega Healthcare Investors Inc Common	COM	681936100	26,746	1,375,100	SH	Sol
Omnicom Group Common	COM	681919106	337	8,600	SH	Sol
Oracle Corp Common	COM	68389X105	31,446	1,281,440	SH	Sol
Orient Express Hotels Ltd Common	COM	G67743107	64,453	6,356,341	SH	Sol
Pebblebrook Hotel Trust Common	COM	70509V100	21,951	997,300	SH	Sol

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Pepco Holdings Inc Common	COM	713291102	3,947	234,242	SH	Sol
PepsiCo, Inc.	COM	713448108	18,436	303,217	SH	Sol
Pfizer Inc Common	COM	717081103	33,299	1,830,610	SH	Sol
PG&E Corp Common	COM	69331C108	32,966	738,325	SH	Sol
Philip Morris International Common	COM	718172109	1,091	22,633	SH	Sol
PIMCO Corporate Opportunity Fu CEF	COM	72201B101	5,420	376,400	SH	Sol
Pioneer Diversified High Trust CEF	COM	723653101	272	15,300	SH	Sol
Pioneer Floating Rate Trust CEF	COM	72369J102	326	28,300	SH	Sol
Pioneer High Income Trust CEF	COM	72369H106	5,273	373,738	SH	Sol
Plum Creek Timber co Common	COM	729251108	106,244	2,813,672	SH	Sol
PNC Financial Services Group Common	COM	693475105	2,508	47,505	SH	Sol
Portland General Electronics Common	COM	736508847	251	12,275	SH	Sol
Post Properties Inc Common	COM	737464107	77,418	3,949,968	SH	Sol
Potash Corp of Saskatchewan	COM	73755L107	792	7,300	SH	Sol
PPL Corp Common	COM	69351T106	12,397	383,686	SH	Sol
Praxair Inc Common	COM	74005P104	10,921	135,990	SH	Sol
Preferred & Corp. Inc. Strateg CEF	COM	09255J101	257	30,800	SH	Sol
Procter & Gamble Co Common	COM	742718109	37,174	613,129	SH	Sol
Progress Energy Inc Common	COM	743263105	7,010	170,929	SH	Sol
Prologis Common	COM	743410102	518,170	37,850,299	SH	Sol
PS Business Parks Inc Common	COM	69360J107	136,441	2,726,039	SH	Sol
Public Service Enterprise Grou Common	COM	744573106	30,167	907,288	SH	Sol
Public Storage Inc Common	COM	74460D109	683,452	8,391,070	SH	Sol
Public Storage Inc Series A Common	COM	74460D729	1,958	77,247	SH	Sol
Putnam Managed Muni Incm Trs CEF	COM	746823103	809	121,600	SH	Sol
Putnam Premier Income Fund CEF	COM	746853100	3,902	636,400	SH	Sol
Qualcomm Inc Common Stock	COM	747525103	37,928	819,891	SH	Sol
Questar Corp Common	COM	748356102	11,129	267,709	SH	Sol
Railamerica Inc	COM	750753402	7,336	601,328	SH	Sol
Rayonier Inc Common	COM	754907103	86,697	2,056,396	SH	Sol
Realty Income Corp Realty Income Corp	COM	756109104	58,715	2,266,098	SH	Sol
Regency Centers Corp Common	COM	758849103	189,243	5,397,675	SH	Sol
RenaissanceRe Holdings Ltd	COM	G7496G103	288	5,425	SH	Sol
Ross Stores Inc	COM	778296103	28,142	658,893	SH	Sol
Royce Value Trust CEF	COM	780910105	7,551	699,188	SH	Sol
SBA Communications Corp CL A Common	COM	78388J106	11,988	350,933	SH	Sol
Schlumberger LTD Common	COM	806857108	34,478	529,698	SH	Sol
Sempra Energy Common	COM	816851109	54,884	980,423	SH	Sol
Senior Housing Prop Trust Common	COM	81721M109	57,697	2,638,152	SH	Sol
Simon Property Group Inc Common	COM	828806109	1,166,664	14,619,830	SH	Sol
SL Green Realty Corp Common	COM	78440X101	204,816	4,076,735	SH	Sol
Sovran Self Storage Inc Common	COM	84610H108	125,446	3,510,967	SH	Sol
Spectra Energy Corp Common	COM	847560109	15,953	777,834	SH	Sol
Starwood Hotels & Resorts Worl Common	COM	85590A401	48,968	1,339,022	SH	Sol
State Street Corp Common	COM	857477103	171	3,925	SH	Sol
Stratus Properties Inc Common	COM	863167201	1,472	133,801	SH	Sol
Sunamerica Focused Alpha Gr CEF	COM	867037103	8,074	588,900	SH	Sol
Sunstone Hotel Investors Inc Common	COM	867892101	87,692	9,875,355	SH	Sol
Taubman Centers Inc Common	COM	876664103	213	5,934	SH	Sol
Templeton Emg Mkts Income Fund CEF	COM	880192109	1,534	106,600	SH	Sol
Templeton Global Income Fund CEF	COM	880198106	4,525	476,365	SH	Sol
Teva Pharmaceutical ADR	COM	881624209	32,649	581,143	SH	Sol
Texas Instruments Inc Common	COM	882508104	30,576	1,173,300	SH	Sol
The Southern Co Common	COM	842587107	53,697	1,611,560	SH	Sol
Torchmark Corp	COM	891027104	330	7,500	SH	Sol
Toronto-Dominion Bank Common	COM	891160509	15,355	244,800	SH	Sol
Total SA Spon ADR	COM	89151E109	6,320	98,700	SH	Sol
Tower Bancorp Inc COM	COM	891709107	2,295	100,420	SH	Sol
Transocean ltd	COM	H8817H100	27,372	330,580	SH	Sol
Tyco Electronics LTD Common	COM	H8912P106	365	14,875	SH	Sol
U-Store-It Trust Common	COM	91274F104	80,091	10,941,547	SH	Sol
UBS AG - REG Common	COM	H89231338	-	20,150	SH	Sol

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UDR INC Common	COM	902653104	57,191	3,478,807	SH	Sol
United Parcel Service Inc Common	COM	911312106	13,614	237,297	SH	Sol
United Technologies Corporatio	COM	913017109	7,223	104,069	SH	Sol
Urstadt Biddle Properties Inc Common	COM	917286205	11,796	772,490	SH	Sol
US Bancorp Common	COM	902973304	37,941	1,685,518	SH	Sol
Valero Energy Corp Common	COM	91913Y100	1,479	88,325	SH	Sol
Van Kamen CEF	COM	92112K107	771	67,300	SH	Sol
Van KampTR/INV Grd Munis CEF	COM	920929106	876	63,200	SH	Sol
Ventas Inc Common	COM	92276F100	180,944	4,136,812	SH	Sol
Verizon Communications Inc Common	COM	92343V104	29,357	886,114	SH	Sol
VF Corp Common	COM	918204108	21,446	292,813	SH	Sol
Vornado Realty Trust Common	COM	929042109	406,688	5,814,828	SH	Sol
Wal-Mart Stores Inc	COM	931142103	37,045	693,100	SH	Sol
Waste Management Inc Common	COM	94106L109	13,463	398,208	SH	Sol
Weingarten Realty Investors Common	COM	948741103	136,736	6,909,338	SH	Sol
Wells Fargo & Co Common	COM	949746101	40,242	1,491,010	SH	Sol
Western Asset Emerg Mk Debt Fd CEF	COM	95766A101	1,354	78,000	SH	Sol
Western Asset Emerging Mkts 2 CEF	COM	95766E103	1,656	134,400	SH	Sol
Western Asset Gl High Inc Fund CEF	COM	95766B109	1,507	136,000	SH	Sol
Western Asset High Income Fund CEF	COM	95766J102	4,561	497,874	SH	Sol
Western Asset Managed Inc Fund CEF	COM	95766K109	5,257	879,100	SH	Sol
Western Asset Premier Bond CEF	COM	957664105	329	24,600	SH	Sol
Western Asset Worldwide Inco CEF	COM	957668106	548	43,000	SH	Sol
Western Asset/Claymore Inflat CEF	COM	95766R104	507	42,100	SH	Sol
Weyerhaeuser Co Common	COM	962166104	39,820	923,046	SH	Sol
Whirlpool Corp Common	COM	963320106	224	2,775	SH	Sol
Williams Cos Inc Common	COM	969457100	17,923	850,202	SH	Sol
Wisconsin Energy Group Common	COM	976657106	36,219	726,855	SH	Sol
WW Grainger Inc Common	COM	384802104	1	10	SH	Sol
Zimmer Holdings, Inc Common	COM	98956P102	242	4,100	SH	Sol
CMS Energy Corp 5.5% 6/15/29 CV	BOND	125896BD1	3,683	3,000,000	SH	Sol
Bank of America Corp (BAC.S)	PFD	060505419	3,797	254,500	SH	Sol
Barclays Bank 7.10% (BCS A)	PFD	06739H776	1,708	77,341	SH	Sol
Barclays Bank 8.125% (BCS D)	PFD	06739H362	20,215	813,150	SH	Sol
Barclays Bank Plc 7.75% (BCS C)	PFD	06739H511	1,940	81,400	SH	Sol
HSBC Holdings PLC 6.20% (HBC A)	PFD	404280604	1,223	57,187	SH	Sol
NATL WESTMINSTER 7.76% (NW C)	PFD	638539882	1,447	83,400	SH	Sol
Enterprise GP Holdings LP Common	PRTNRS	293716106	1,169	30,000	SH	Sol
Williams Partners LP Common	PRTNRS	96950F104	17,982	586,300	SH	Sol
Entertainment Properties Trust 9% CV (EPR E)	PFD	29380T600	8,962	360,373	SH	Sol
HRPT Properties Trust 6.5% CV (HRP D)	PFD	40426W507	9,175	512,500	SH	Sol
Lexington Realty Trust Pr.C CV	PFD	529043309	11,419	336,139	SH	Sol

371 Data Records

13,298,375 Value Total

01 Other Manager on whose behalf report is filed