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COHEN & STEERS INC  
Form 13F-HR  
May 14, 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: March 31, 2010  
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                                  May 14, 2010  
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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).)

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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:	333
Form 13F Information Table Value Total:	14,735,646 (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

issuer_name	class_title	cusip	mkt_val	shares_prn amt	sh_prn	invs dscre
3M Co Common	COM	88579Y101	14,086	168,547	SH	Sole
Abbott Laboratories Common	COM	002824100	52,649	999,413	SH	Sole
Advent Claymore Conv Sec & Inc	COM	00764C109	688	40,900	SH	Sole
Advent Claymore Global Convert	COM	007639107	588	67,400	SH	Sole
Aflac Inc	COM	001055102	994	18,300	SH	Sole
Alexander's Inc Common	COM	014752109	37,827	126,458	SH	Sole
Allegheny Technologies Common	COM	01741R102	23,512	435,500	SH	Sole
Alliance Bernstein Income Fund CEF	COM	01881E101	10,193	1,252,300	SH	Sole
Alliance World Dollar Gov't Fu CEF	COM	01879R106	4,646	326,500	SH	Sole
Alliant Energy Corp Common	COM	018802108	6,798	204,400	SH	Sole
Alpine Global Premier Proper CEF	COM	02083A103	6,840	1,044,251	SH	Sole
Alpine Total Dynamic Div Fund CEF	COM	021060108	7,150	790,100	SH	Sole
Altria Group Inc Common	COM	02209S103	2,105	102,600	SH	Sole
AMB Property Corp Common	COM	00163T109	56,513	2,074,612	SH	Sole
American Campus Communities Inc.	COM	024835100	2,402	86,826	SH	Sole
American Tower Corporation CL A	COM	029912201	87,435	2,052,004	SH	Sole
American Water Works Co Inc Com	COM	030420103	16,068	738,405	SH	Sole
Apache Corp Common	COM	037411105	33,191	327,000	SH	Sole
Apartment Invt & Mgmt	COM	03748R101	173,309	9,413,839	SH	Sole
Archer Daniels Midland Common	COM	039483102	12,803	442,979	SH	Sole
Assisted Living Concepts I-A Com	COM	04544X300	2,995	91,208	SH	Sole

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Associated Estates Realty Corp	COM	045604105	26,546	1,925,030	SH	Sole
AT&T Common	COM	00206R102	71,565	2,769,545	SH	Sole
Automatic Data Processing Common	COM	053015103	30,117	677,242	SH	Sole
AvalonBay Communities Inc	COM	053484101	231,979	2,686,519	SH	Sole
Bank of America Corp Common	COM	060505104	79,387	4,447,411	SH	Sole
Bank Of New York Mellon Corp	COM	064058100	24,936	807,500	SH	Sole
Barclays Bank 7.10% (BCS A)	PFD	06739H776	3,830	157,241	SH	Sole
Barclays Bank 8.125% (BCS D)	PFD	06739H362	10,102	392,450	SH	Sole
Barclays Bank Plc 7.75% (BCS C)	PFD	06739H511	2,024	80,800	SH	Sole
Baxter International Inc Common	COM	071813109	4,673	80,300	SH	Sole
BB&T Corp Common	COM	054937107	25,555	788,957	SH	Sole
Becton Dickinson & Co	COM	075887109	12,109	153,800	SH	Sole
BioMed Realty Trust Inc Common	COM	09063H107	22,039	1,332,455	SH	Sole
Blackrock Corp HY Fund VI CEF	COM	09255P107	5,683	516,200	SH	Sole
Blackrock Corporate High Y CEF	COM	09255L106	1,209	178,900	SH	Sole
Blackrock Corporate High Yield CEF	COM	09255N102	6,436	578,300	SH	Sole
Blackrock Corporate HY FD III CEF	COM	09255M104	2,517	369,000	SH	Sole
BlackRock Debt Strategies CEF	COM	09255R103	352	83,300	SH	Sole
Blackrock Floating rt in st II CEF	COM	09255Y108	1,312	93,800	SH	Sole
Blackrock Global Enrg & Res CEF	COM	09250U101	1,692	67,800	SH	Sole
Blackrock Health Sciences Trus CEF	COM	09250W107	3,223	121,900	SH	Sole
Blackrock Inc. Common Stock	COM	09247X101	11,372	52,226	SH	Sole
Blackrock Ltd Duration Inc Tru CEF	COM	09249W101	1,103	67,700	SH	Sole
Blackrock Preferred Opportunit CEF	COM	09249V103	323	30,400	SH	Sole
Blackrock Real Asset Equity CEF	COM	09254B109	5,567	433,900	SH	Sole
Boston Properties Inc Common	COM	101121101	335,717	4,450,146	SH	Sole
Brandywine Realty Trust Common	COM	105368203	11,265	922,574	SH	Sole
BRE Properties Inc Common	COM	05564E106	177,009	4,951,302	SH	Sole
Brookdale Senior Living Inc Common	COM	112463104	210,868	10,123,263	SH	Sole
Brookfield Properties Co Common	COM	112900105	64,088	4,172,368	SH	Sole
Calamos Convertible & Income F	COM	12811P108	5,248	427,318	SH	Sole
Calamos Convertible Opp & Inc CEF	COM	128117108	1,323	104,200	SH	Sole
Camden Property Trust Common	COM	133131102	166,171	3,991,613	SH	Sole
Cameco Corp Common	COM	13321L108	10,210	372,473	SH	Sole
Caterpillar Inc Common	COM	149123101	16,007	254,688	SH	Sole
CB Richard Ellis Group Inc. Com	COM	12497T101	1,807	114,014	SH	Sole
CBL & Associates Properties Com	COM	124830100	3,508	256,024	SH	Sole
Cemig SA-Spons ADR Common	COM	204409601	2,856	171,650	SH	Sole
CenterPoint Energy, Inc. Common	COM	15189T107	5,941	413,746	SH	Sole
Central Fund Canada Cl A CEF	COM	153501101	3,654	260,980	SH	Sole
Chesapeake Lodging Trust Common	COM	165240102	10,659	547,435	SH	Sole
Chevron Corp Common	COM	166764100	71,927	948,530	SH	Sole
China Mobile Ltd ADR	COM	16941M109	16,808	349,287	SH	Sole
Chubb Corp Common	COM	171232101	16,556	319,300	SH	Sole
Clough Global Equity Fund CEF	COM	18914C100	4,468	311,800	SH	Sole
Clough Global Opportunities Fu CEF	COM	18914E106	12,340	947,085	SH	Sole
CMS Energy Corp 5.5% 6/15/29 CV	BOND	125896BD1	3,596	3,000,000	SH	Sole
CMS Energy Corp Common	COM	125896100	6,880	445,057	SH	Sole
CNOOC Ltd ADR	COM	126132109	2,295	13,900	SH	Sole
Colgate-Palmolive Co Common	COM	194162103	9	100	SH	Sole
Colonial Properties Trust Common	COM	195872106	98,391	7,639,065	SH	Sole
Comcast Corp Common	COM	20030N101	20,067	1,066,254	SH	Sole
ConocoPhillips Common	COM	20825C104	143	2,800	SH	Sole
Corning Inc Common	COM	219350105	11,710	579,400	SH	Sole
Corporate Office Properties Tr	COM	22002T108	13,034	324,789	SH	Sole
Costco Wholesale Corp Common	COM	22160K105	14,117	236,422	SH	Sole
Cousins Properties Inc Common	COM	222795106	77,710	9,351,354	SH	Sole
Covidien PLC Common Common	COM	G2554F105	29,312	582,974	SH	Sole
Crown Castle Intl Corp Common	COM	228227104	33,225	869,091	SH	Sole
CVS Corp Common	COM	126650100	27,124	741,900	SH	Sole
DCP Midstream Partners LP	COM	23311P100	23,513	731,795	SH	Sole
DCT Industrial Trust Common	COM	233153105	1,768	338,121	SH	Sole

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Developers Diversified Realty	COM	251591103	252,196	20,722,895	SH	Sole
Devon Energy Corp Common	COM	25179M103	42,949	666,610	SH	Sole
Digital Realty Trust Inc Common	COM	253868103	117,705	2,171,667	SH	Sole
Disney Co Common	COM	254687106	16,079	460,575	SH	Sole
DNP Select Income Fund CEF	COM	23325P104	3,986	430,026	SH	Sole
Douglas Emmett Common	COM	25960P109	33,365	2,170,825	SH	Sole
Dow 30 Enhanced Premium & Ino	COM	260537105	2,980	280,300	SH	Sole
Duff & Phelps Utility & Corp CEF	COM	26432K108	274	22,510	SH	Sole
Duke Energy Corp Common	COM	26441C105	29,380	1,800,268	SH	Sole
Duke Realty Corp Common	COM	264411505	225	18,144	SH	Sole
DuPont Fabros Technology Inc	COM	26613Q106	11,717	542,676	SH	Sole
EastGroup Properties Inc Common	COM	277276101	139,596	3,698,867	SH	Sole
Eaton Vance Enh Eqt Inc II CEF	COM	278277108	1,600	117,458	SH	Sole
Eaton Vance Float Rate Inc CEF	COM	278279104	5,246	332,700	SH	Sole
Eaton Vance Ltd Duration Inc F	COM	27828H105	10,357	650,983	SH	Sole
Eaton Vance Senior Floating Rate	COM	27828Q105	5,775	347,657	SH	Sole
Eaton Vance Senior Income Tr	COM	27826S103	3,761	544,287	SH	Sole
Eaton Vance Short Duration Div CEF	COM	27828V104	578	34,100	SH	Sole
Eaton Vance T/M Buy-Write Opp	COM	27828Y108	8,069	559,156	SH	Sole
Eaton Vance TA Gl Div & Inc CEF	COM	27828S101	8,894	640,300	SH	Sole
Eaton Vance TA GL Div Opp CEF	COM	27828U106	8,026	393,600	SH	Sole
Eaton Vance Tax Man Glbl Br CEF	COM	27829C105	9,369	699,665	SH	Sole
Eaton Vance Tax Man Glbl CEF	COM	27829F108	9,162	759,062	SH	Sole
Eaton Vance Tax-Adv Dvd Inc CEF	COM	27828G107	9,726	601,100	SH	Sole
Eaton Vance Tax-Mgd Dvsfied Eq	COM	27828N102	10,087	758,405	SH	Sole
Education Realty Trst Inc Common	COM	28140H104	47,966	8,356,232	SH	Sole
Emeritus Corp Common	COM	291005106	1,507	74,064	SH	Sole
Enbridge Energy Common	COM	29250R106	6,691	132,318	SH	Sole
Energy Income And Growth Fd CEF	COM	292697109	2,765	113,400	SH	Sole
Energy Transfer Partners LP	COM	29273R109	35,505	757,665	SH	Sole
Entergy Corp Common	COM	29364G103	36,285	446,042	SH	Sole
Enterprise Products Ptnrs Common	COM	293792107	39,665	1,147,054	SH	Sole
Entertainment Properties Trust 9%	PFD	29380T600	10,422	399,000	SH	Sole
EQT Corp Common	COM	26884L109	11,489	280,217	SH	Sole
Equity Lifestyle Properties Common	COM	29472R108	120,000	2,227,166	SH	Sole
Equity Residential Common	COM	29476L107	423,932	10,828,431	SH	Sole
Essex Property Trust Inc Common	COM	297178105	40,535	450,645	SH	Sole
Everest Re Group Ltd Common	COM	G3223R108	24,608	304,059	SH	Sole
Evergreen Global Div Opptnty CEF	COM	30024H101	3,502	337,413	SH	Sole
Evergreen Income Advantage Fun	COM	30023Y105	7,107	742,600	SH	Sole
Evergreen Util & High Income CEF	COM	30034Q109	2,948	243,600	SH	Sole
Exelon Corp Common	COM	30161N101	23,776	542,692	SH	Sole
Extra Space Storage Inc Common	COM	30225T102	35,292	2,783,240	SH	Sole
Exxon Mobil Corp Common	COM	30231G102	83,963	1,253,547	SH	Sole
F&C / Claymore Pfd Sec Inc Fun	COM	338478100	3,765	246,072	SH	Sole
F&C / Claymore Total Return Fu	COM	338479108	3,680	230,000	SH	Sole
Federal Realty Invs Trust Common	COM	313747206	62,022	851,827	SH	Sole
Fedex Corp	COM	31428X106	19,543	209,241	SH	Sole
First Trust/Four Crns SR F II CEF	COM	33733U108	3,175	241,204	SH	Sole
Flushing Financial Corp	COM	343873105	6,027	476,035	SH	Sole
Forest City Enterprises Inc Common	COM	345550107	151,883	10,540,187	SH	Sole
FPL Group Inc Common	COM	302571104	87,671	1,814,030	SH	Sole
Franklin Resources Inc Common	COM	354613101	21,296	192,028	SH	Sole
Franklin Templeton Ltd Dur Inc CEF	COM	35472T101	1,029	76,800	SH	Sole
Gabelli Dividend & Income Tr CEF	COM	36242H104	5,716	415,108	SH	Sole
Gabelli Equity Trust CEF	COM	362397101	6,992	1,376,400	SH	Sole
Gabelli Gold Nat Res & Incom CEF	COM	36244N109	2,258	128,098	SH	Sole
Gaylord Entertainment Co Common	COM	367905106	40,619	1,386,765	SH	Sole
General American Investors CEF	COM	368802104	3,928	158,500	SH	Sole
General Dynamics Corp Common	COM	369550108	50,239	650,753	SH	Sole
General Electric Co Common	COM	369604103	72,195	3,966,730	SH	Sole
Genuine Parts Co Common	COM	372460105	14,073	333,162	SH	Sole

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Glimcher Realty Trust Common	COM	379302102	9,105	1,795,944	SH	Sole
Goldman Sach Group, Inc.	COM	38141G104	37,521	219,900	SH	Sole
Google Inc CL A Common	COM	38259P508	5,160	9,100	SH	Sole
Harris Corp Common	COM	413875105	31,551	664,368	SH	Sole
Harris Pfd 7.375 (HBC)	PFD	414567206	87	3,500	SH	Sole
HCC Insurance Holdings Inc	COM	404132102	48,941	1,773,213	SH	Sole
HCP Common	COM	40414L109	282,097	8,548,400	SH	Sole
Health Care REIT Inc Common	COM	42217K106	20,877	461,561	SH	Sole
Hersha Hospitality Trust Common	COM	427825104	88,453	17,075,968	SH	Sole
Hewlett-Packard Co Common	COM	428236103	7,853	147,774	SH	Sole
Highland Credit Strategies CEF	COM	43005Q107	324	41,000	SH	Sole
Hilltop Holdings, Inc. Common	COM	432748101	10,208	868,763	SH	Sole
Home Properties Inc Common	COM	437306103	78,933	1,686,589	SH	Sole
Hospitality Properties Trust Common	COM	44106M102	178,178	7,439,594	SH	Sole
Host Hotels & Resorts Common	COM	44107P104	384,767	26,264,057	SH	Sole
HRPT Properties Trust 6.5% CV	PFD	40426W507	20,596	1,012,100	SH	Sole
HSBC Holdings PLC 6.20% (HBC A)	BOND	404280604	1,273	55,787	SH	Sole
Hyatt Hotels Common	COM	448579102	75,118	1,928,065	SH	Sole
ING Clarion Global Real Estate	COM	44982G104	1,815	240,712	SH	Sole
ING Global Eqty Div & Premium	COM	45684E107	802	61,700	SH	Sole
ING Prime Rate Trust CEF	COM	44977W106	2,656	423,000	SH	Sole
Inland Real Estate Corp Common	COM	457461200	20,377	2,227,003	SH	Sole
Intel Corp Common	COM	458140100	41,439	1,861,589	SH	Sole
International Business Machine	COM	459200101	35,817	279,274	SH	Sole
ITC Holdings Corp Common	COM	465685105	13,442	244,397	SH	Sole
John Hancock Income Secs Tr	COM	410123103	1,157	83,900	SH	Sole
John Hancock Pat Prem Div Fd	COM	41013T105	761	71,500	SH	Sole
John Hancock Preferred Inc Fun	COM	41013W108	2,130	115,950	SH	Sole
John Hancock Preferred Income	COM	41013X106	2,154	118,636	SH	Sole
John Hancock Preferred Income	COM	41021P103	3,705	229,405	SH	Sole
John Hancock T/A Dvd Income	COM	41013V100	1,342	96,090	SH	Sole
Johnson & Johnson Common	COM	478160104	46,979	720,536	SH	Sole
Johnson Controls Common	COM	478366107	46	1,400	SH	Sole
JPMorgan Chase Common	COM	46625H100	81,621	1,823,938	SH	Sole
Kayne Anderson Energy Tot Rt	COM	48660P104	5,057	201,468	SH	Sole
Kayne Anderson Mlp Investmen	COM	486606106	2,767	103,000	SH	Sole
Kilroy Realty Corp Common	COM	49427F108	42,543	1,379,494	SH	Sole
Kimco Realty Corp Common	COM	49446R109	313,627	20,052,841	SH	Sole
Kinder Morgan Energy Partners	COM	494550106	25,939	396,492	SH	Sole
Kraft Foods Inc Common	COM	50075N104	6,305	208,473	SH	Sole
L-3 Communications Holdings	COM	502424104	43,119	470,584	SH	Sole
LaSalle Hotel Properties Common	COM	517942108	89	3,828	SH	Sole
Lexington Realty Trust Common	COM	529043101	66,125	10,157,570	SH	Sole
Lexington Realty Trust Pr.C CV	PFD	529043309	12,686	336,139	SH	Sole
Liberty All Star Equity Fund CEF	COM	530158104	11,140	2,345,286	SH	Sole
Liberty Property Trust Common	COM	531172104	251,796	7,418,836	SH	Sole
Lockheed Martin Corp Common	COM	539830109	34,354	412,800	SH	Sole
LTC Properties Inc Common	COM	502175102	5,210	192,536	SH	Sole
Macerich Co/The Common	COM	554382101	217,341	5,673,201	SH	Sole
Mack-Cali Realty Corp Common	COM	554489104	106,143	3,011,131	SH	Sole
Macquarie Global Infr Tot Rt CEF	COM	55608D101	3,499	219,480	SH	Sole
Macquarie/Ft Gl Int/Ut Dv In CEF	COM	55607W100	2,758	217,300	SH	Sole
Magellan Midstream Partners	COM	559080106	5,081	106,900	SH	Sole
Marathon Oil Corp Common	COM	565849106	31,428	993,333	SH	Sole
Markwest Energy Partners LP	COM	570759100	49,752	1,623,217	SH	Sole
Mattel Inc Common	COM	577081102	14,237	626,079	SH	Sole
McDonald's Corp Common	COM	580135101	56,514	847,039	SH	Sole
McKesson Corp Common	COM	58155Q103	197	2,992	SH	Sole
Medtronic Common	COM	585055106	32,056	711,885	SH	Sole
Merck and Co Inc Common	COM	58933Y105	30,867	826,429	SH	Sole
Metlife Inc Common	COM	59156R108	57,478	1,326,194	SH	Sole
Metro Bancorp Inc	COM	59161R101	5,254	381,591	SH	Sole

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MFA Mortgage Investments Inc	COM	55272X102	7,857	1,067,630	SH	Sole
MFS Mutimarket Inc. Trust CEF	COM	552737108	713	107,200	SH	Sole
Microchip Technology Inc Common	COM	595017104	2,089	74,200	SH	Sole
Microsoft Common	COM	594918104	33,628	1,148,932	SH	Sole
MLP & Strategic Equity Fund CEF	COM	55312N106	1,467	88,700	SH	Sole
Monsanto Co Common	COM	61166W101	36,398	509,634	SH	Sole
Morgan Stanley Common	COM	617446448	27,928	953,500	SH	Sole
MS Emerging Mkts Domestic Debt	COM	617477104	4,207	282,200	SH	Sole
Nasdaq Premium Income & Growth	COM	63110R105	3,352	241,700	SH	Sole
National-Oilwell Inc Common	COM	637071101	110	2,700	SH	Sole
Nationwide Health Properties I	COM	638620104	224,743	6,393,852	SH	Sole
NATL WESTMINSTER 7.76% (NW C)	PFD	638539882	4,980	236,000	SH	Sole
New America High Income Fund CEF	COM	641876800	2,391	253,258	SH	Sole
NFJ Dvd Interest & Pr Strat CEF	COM	65337H109	11,129	703,500	SH	Sole
Nicholas-Applegate Conv. & Inc CEF	COM	65370F101	17,478	1,774,400	SH	Sole
Nicholas-Applegate Conv. & Inc CEF	COM	65370G109	14,856	1,604,304	SH	Sole
Nike Inc Common	COM	654106103	44,361	603,555	SH	Sole
Nordstrom Inc Common	COM	655664100	27,602	675,696	SH	Sole
Norfolk Southern Corporation	COM	655844108	13,457	240,768	SH	Sole
Northeast Utilities Common	COM	664397106	6,728	243,435	SH	Sole
Northrop Grumman Corp Common	COM	666807102	9,383	143,100	SH	Sole
Northwest Bancshares Inc/MD	COM	667340103	1,977	168,386	SH	Sole
Northwest Natural Gas Common	COM	667655104	615	13,200	SH	Sole
Nuveen Diversified Dividend an CEF	COM	6706EP105	3,157	294,451	SH	Sole
Nuveen Equity Premium Advantag	COM	6706ET107	3,064	225,602	SH	Sole
Nuveen Floating Rate Inc Opp CEF	COM	6706EN100	764	62,700	SH	Sole
Nuveen Floating rate Income CEF	COM	67072T108	3,317	277,600	SH	Sole
Nuveen Quality Pfd Income Fund	COM	67071S101	3,134	431,700	SH	Sole
Nuveen Real Estate Income Fund	COM	67071B108	1,463	157,325	SH	Sole
NYSE Euronext Common	COM	629491101	74	2,500	SH	Sole
Occidental Petroleum Corp	COM	674599105	36,141	427,500	SH	Sole
Omega Healthcare Investors Inc	COM	681936100	12,006	616,036	SH	Sole
Oracle Corp Common	COM	68389X105	39,951	1,555,140	SH	Sole
Orient Express Hotels Ltd Common	COM	G67743107	15,385	1,085,067	SH	Sole
Parkway Properties Inc/Md	COM	70159Q104	98	5,221	SH	Sole
Pebblebrook Hotel Trust Common	COM	70509V100	19,299	917,665	SH	Sole
Pepco Holdings Inc Common	COM	713291102	4,017	234,242	SH	Sole
PepsiCo, Inc.	COM	713448108	32,637	493,312	SH	Sole
Pfizer Inc Common	COM	717081103	50,647	2,953,184	SH	Sole
PG&E Corp Common	COM	69331C108	33,899	799,125	SH	Sole
Philip Morris International Common	COM	718172109	1,181	22,633	SH	Sole
PIMCO Corporate Opportunity Fu	COM	72201B101	6,645	402,000	SH	Sole
PIMCO High Income Fund CEF	COM	722014107	5,794	473,345	SH	Sole
Pioneer Diversified High Trust CEF	COM	723653101	336	16,900	SH	Sole
Pioneer Floating Rate Trust CEF	COM	72369J102	1,455	119,400	SH	Sole
Pioneer High Income Trust CEF	COM	72369H106	6,134	398,838	SH	Sole
Plum Creek Timber co Common	COM	729251108	81,807	2,102,479	SH	Sole
PNC Financial Services Group	COM	693475105	2,519	42,200	SH	Sole
Popular Inc	COM	733174106	131	45,000	SH	Sole
Post Properties Inc Common	COM	737464107	142,052	6,451,044	SH	Sole
Potash Corp of Saskatchewan	COM	73755L107	871	7,300	SH	Sole
PPL Corp Common	COM	69351T106	1,558	56,236	SH	Sole
Praxair Inc Common	COM	74005P104	13,611	163,990	SH	Sole
Preferred & Corp. Inc. Strateg CEF	COM	09255J101	278	30,800	SH	Sole
Procter & Gamble Co Common	COM	742718109	45,198	714,376	SH	Sole
Prologis Common	COM	743410102	571,566	43,300,345	SH	Sole
PS Business Parks Inc Common	COM	69360J107	158,044	2,959,653	SH	Sole
Public Service Enterprise Grou	COM	744573106	27,121	918,748	SH	Sole
Public Storage Inc Common	COM	74460D109	691,008	7,511,766	SH	Sole
Public Storage Inc Series A	COM	74460D729	1,890	77,247	SH	Sole
Putnam Managed Muni Incm Trs	COM	746823103	876	121,600	SH	Sole
Putnam Premier Income Fund CEF	COM	746853100	8,213	1,261,600	SH	Sole

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Qualcomm Inc Common Stock	COM	747525103	31,937	760,591	SH	Sole
Questar Corp Common	COM	748356102	10,428	241,384	SH	Sole
Ramco-Gershenson Properties	COM	751452202	9,173	814,731	SH	Sole
Rayonier Inc Common	COM	754907103	133,108	2,929,964	SH	Sole
Regency Centers Corp Common	COM	758849103	202,835	5,413,252	SH	Sole
Retail Opportunity Investment	COM	76131N101	7,849	775,599	SH	Sole
Ross Stores Inc	COM	778296103	41,317	772,709	SH	Sole
Royce Value Trust CEF	COM	780910105	5,431	458,688	SH	Sole
SBA Communications Corp CL A	COM	78388J106	17,629	488,733	SH	Sole
Schlumberger LTD Common	COM	806857108	33,107	521,698	SH	Sole
Sempra Energy Common	COM	816851109	68,729	1,377,353	SH	Sole
Senior Housing Prop Trust Common	COM	81721M109	58,625	2,646,662	SH	Sole
Sigma Aldrich Corp Common	COM	826552101	19,204	357,900	SH	Sole
Simon Property Group Inc Common	COM	828806109	1,461,922	17,424,598	SH	Sole
SL Green Realty Corp Common	COM	78440X101	262,465	4,582,960	SH	Sole
Sovran Self Storage Inc Common	COM	84610H108	98,948	2,838,404	SH	Sole
Spectra Energy Corp Common	COM	847560109	11,104	492,834	SH	Sole
Starwood Hotels & Resorts Worl	COM	85590A401	220	4,715	SH	Sole
Strategic Hotel Capital Inc Common	COM	86272T106	672	158,100	SH	Sole
Stratus Properties Inc Common	COM	863167201	1,949	196,977	SH	Sole
Sunstone Hotel Investors Inc	COM	867892101	90,732	8,122,805	SH	Sole
Taubman Centers Inc Common	COM	876664103	237	5,934	SH	Sole
Templeton Emg Mkts Income Fund	COM	880192109	1,563	106,600	SH	Sole
Templeton Global Income Fund	COM	880198106	3,496	348,165	SH	Sole
Teva Pharmaceutical ADR	COM	881624209	34,217	542,443	SH	Sole
Texas Instruments Inc Common	COM	882508104	35,421	1,447,500	SH	Sole
The Southern Co Common	COM	842587107	45,464	1,371,060	SH	Sole
Toll Brothers Common	COM	889478103	907	43,598	SH	Sole
Toronto-Dominion Bank Common	COM	891160509	21,979	294,700	SH	Sole
Total SA Spon ADR	COM	89151E109	6,121	105,500	SH	Sole
Tower Bancorp Inc COM	COM	891709107	4,992	186,481	SH	Sole
U-Store-It Trust Common	COM	91274F104	50,310	6,987,614	SH	Sole
UDR INC Common	COM	902653104	189,247	10,728,342	SH	Sole
United Parcel Service Inc Common	COM	911312106	24,196	375,643	SH	Sole
United Technologies Corporatio	COM	913017109	8,029	109,069	SH	Sole
UnitedHealth Group Inc	COM	91324P102	20,572	629,700	SH	Sole
Universal Health Svc Common	COM	913903100	5,811	165,600	SH	Sole
Urstadt Biddle Properties Inc	COM	917286205	9,763	617,573	SH	Sole
US Bancorp Common	COM	902973304	35,947	1,388,972	SH	Sole
Vail Resorts Inc. Common	COM	91879Q109	5,234	130,559	SH	Sole
Valero Energy Corp Common	COM	91913Y100	2,070	105,100	SH	Sole
Van Kampen Advantage Municipal	COM	92112K107	818	67,300	SH	Sole
Van KampTR/INV Grd Munis CEF	COM	920929106	899	63,200	SH	Sole
Ventas Inc Common	COM	92276F100	222,894	4,694,508	SH	Sole
Verizon Communications Inc	COM	92343V104	42,448	1,368,386	SH	Sole
VF Corp Common	COM	918204108	27,532	343,513	SH	Sole
Vornado Realty Trust Common	COM	929042109	441,805	5,836,257	SH	Sole
Wal-Mart Stores Inc	COM	931142103	45,747	822,800	SH	Sole
Waste Management Inc Common	COM	94106L109	21,502	624,508	SH	Sole
Weingarten Realty Investors	COM	948741103	200,380	9,294,054	SH	Sole
Wells Fargo & Co Common	COM	949746101	49,995	1,606,510	SH	Sole
Western Asset Emerg Mk Debt Fd	COM	95766A101	1,416	78,000	SH	Sole
Western Asset Emerging Mkts 2	COM	95766E103	1,697	134,400	SH	Sole
Western Asset Gl High Inc Fund	COM	95766B109	1,947	168,100	SH	Sole
Western Asset High Income Fund	COM	95766J102	9,164	930,341	SH	Sole
Western Asset Managed Inc Fund	COM	95766K109	6,262	984,600	SH	Sole
Western Asset Premier Bond CEF	COM	957664105	341	24,600	SH	Sole
Western Asset Worldwide Inco CEF	COM	957668106	570	43,000	SH	Sole
Western Asset/Claymore Inflat CEF	COM	95766R104	497	42,100	SH	Sole
Weyerhaeuser Co Common	COM	962166104	79,632	1,759,058	SH	Sole
Williams Cos Inc Common	COM	969457100	23,197	1,004,202	SH	Sole
Williams Partners LP Common	PRTNRS	96950F104	29,319	728,794	SH	Sole

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Wisconsin Energy Group Common	COM	976657106	54,248	1,097,905	SH	Sole
WW Grainger Inc Common	COM	384802104	1	10	SH	Sole

333 Data Records

14,735,646 Value Total

01 Other Manager on whose behalf report is filed