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COHEN & STEERS INC

Form 13F-HR/A

August 16, 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: June 30, 2010  
Check here if Amendment [ X ]; Amendment Number: 1  
This Amendment (Check only one.): [ X ] 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                      August 13, 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).)
- [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: | 333                    |
| Form 13F Information Table Value Total: | 14,757,018 (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<br>(X1000) | mkt_val | shares_prn<br>amt | sh_prn | inv<br>dsc |
|------------------------------------|-------------|------------------|---------|-------------------|--------|------------|
| 3M Co Common                       | COM         | 88579Y101        | 14,838  | 187,847           | SH     | So         |
| Abbott Laboratories Common         | COM         | 002824100        | 37,101  | 793,113           | SH     | So         |
| Acadia Realty Trust Common         | COM         | 004239109        | 3,772   | 224,265           | SH     | So         |
| Advent Claymore Conv Sec & Inc     | COM         | 00764C109        | 644     | 40,900            | SH     | So         |
| Advent Claymore Global Convert     | COM         | 007639107        | 564     | 67,400            | SH     | So         |
| Aflac Inc                          | COM         | 001055102        | 25,666  | 601,500           | SH     | So         |
| Alexander's Inc Common             | COM         | 014752109        | 37,761  | 124,660           | SH     | So         |
| Allegheny Technologies Common      | COM         | 01741R102        | 11,030  | 249,600           | SH     | So         |
| Alliance Bernstein Income Fund     | COM         | 01881E101        | 10,122  | 1,243,500         | SH     | So         |
| Alliance World Dollar Gov't Fu CEF | COM         | 01879R106        | 5,827   | 433,900           | SH     | So         |
| Alliant Energy Corp Common         | COM         | 018802108        | 6,420   | 202,275           | SH     | So         |
| Alpine Global Premier Proper CEF   | COM         | 02083A103        | 6,270   | 1,163,251         | SH     | So         |
| Alpine Total Dynamic Div Fund CEF  | COM         | 021060108        | 990     | 200,100           | SH     | So         |
| Altria Group Inc Common            | COM         | 02209S103        | 2,056   | 102,600           | SH     | So         |
| AMB Property Corp Common           | COM         | 00163T109        | 26,506  | 1,117,951         | SH     | So         |
| American Express AXP               | COM         | 025816109        | 20,584  | 518,500           | SH     | So         |
| American Tower Corporation CL A    | COM         | 029912201        | 81,106  | 1,822,604         | SH     | So         |
| American Water Works Co Inc        | COM         | 030420103        | 8,522   | 413,705           | SH     | So         |
| Apache Corp Common                 | COM         | 037411105        | 33,120  | 393,400           | SH     | So         |
| Apartment Invt & Mgmt              | COM         | 03748R101        | 185,526 | 9,577,998         | SH     | So         |
| Archer Daniels Midland Common      | COM         | 039483102        | 555     | 21,479            | SH     | So         |

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|                                    |     |           |         |            |    |      |
|------------------------------------|-----|-----------|---------|------------|----|------|
| Assisted Living Concepts I-A Com   | COM | 04544X300 | 2,682   | 90,608     | SH | So   |
| Associated Estates Realty Corp     | COM | 045604105 | 36,764  | 2,839,003  | SH | So   |
| AT&T Common                        | COM | 00206R102 | 73,991  | 3,058,745  | SH | So   |
| Automatic Data Processing Com      | COM | 053015103 | 9,719   | 241,400    | SH | So   |
| AvalonBay Communities Inc Com      | COM | 053484101 | 289,188 | 3,097,226  | SH | So   |
| Bank of America Corp Common        | COM | 060505104 | 72,244  | 5,027,411  | SH | So   |
| Bank Of New York Mellon Corp       | COM | 064058100 | 25,404  | 1,028,900  | SH | So   |
| Banner Corporation                 | COM | 06652V109 | 1,147   | 579,258    | SH | So   |
| Barclays Bank 7.10% (BCS A)        | PFD | 06739H776 | 2,942   | 133,541    | SH | So   |
| Barclays Bank 8.125% (BCS D)       | PFD | 06739H362 | 4,712   | 192,350    | SH | So   |
| Barclays Bank Plc 7.75% (BCS C)    | PFD | 06739H511 | 1,770   | 75,562     | SH | So   |
| Baxter International Inc Common    | COM | 071813109 | 3,068   | 75,500     | SH | So   |
| BB&T Corp Common                   | COM | 054937107 | 11,561  | 439,400    | SH | So   |
| Becton Dickinson & Co Com          | COM | 075887109 | 4,267   | 63,100     | SH | Sole |
| BioMed Realty Trust Inc Common     | COM | 09063H107 | 134,160 | 8,338,069  | SH | So   |
| Blackrock Corp HY Fund VI CEF      | COM | 09255P107 | 5,306   | 500,555    | SH | So   |
| Blackrock Corporate High Y CEF     | COM | 09255L106 | 2,161   | 327,500    | SH | So   |
| Blackrock Corporate High Yield CEF | COM | 09255N102 | 6,344   | 578,300    | SH | So   |
| Blackrock Corporate HY FD III CEF  | COM | 09255M104 | 2,384   | 369,000    | SH | So   |
| BlackRock Debt Strategies CEF      | COM | 09255R103 | 316     | 83,300     | SH | So   |
| Blackrock Floating rt in st II CEF | COM | 09255Y108 | 1,304   | 93,800     | SH | So   |
| Blackrock Global Enrg & Res CEF    | COM | 09250U101 | 1,521   | 67,800     | SH | So   |
| Blackrock Health Sciences Trus CEF | COM | 09250W107 | 2,581   | 108,700    | SH | So   |
| Blackrock Inc. Common Stock        | COM | 09247X101 | 330     | 2,300      | SH | So   |
| Blackrock International Growth CEF | COM | 092524107 | 1,137   | 129,466    | SH | So   |
| Blackrock Ltd Duration Inc Tru CEF | COM | 09249W101 | 1,099   | 67,700     | SH | So   |
| Blackrock Preferred Opportunit CEF | COM | 09249V103 | 312     | 30,400     | SH | So   |
| Blackrock Real Asset Equity CEF    | COM | 09254B109 | 4,184   | 370,300    | SH | So   |
| Boeing Co Common                   | COM | 097023105 | 11,452  | 182,500    | SH | So   |
| Boston Properties Inc Common       | COM | 101121101 | 420,202 | 5,890,173  | SH | So   |
| BRE Properties Inc Common          | COM | 05564E106 | 234,724 | 6,355,935  | SH | So   |
| Bristol-Myers Squibb Co Common     | COM | 110122108 | 359     | 14,400     | SH | So   |
| Brookdale Senior Living Inc Common | COM | 112463104 | 127,705 | 8,513,657  | SH | So   |
| Brookfield Properties Co Common    | COM | 112900105 | 118,641 | 8,450,207  | SH | So   |
| C & S Global Income Builder CEF    | COM | 19248M103 | 49      | 5,250      | SH | So   |
| C&S Dividend Majors Fund CEF       | COM | 19248G106 | 58      | 5,872      | SH | So   |
| C&S Infrastructure CEF CEF         | COM | 19248A109 | 131     | 10,348     | SH | So   |
| Calamos Convertible & Income F CEF | COM | 12811P108 | 740     | 61,630     | SH | So   |
| Camden Property Trust Common       | COM | 133131102 | 8,985   | 219,950    | SH | So   |
| Caterpillar Inc Common             | COM | 149123101 | 1,261   | 21,000     | SH | So   |
| CenterPoint Energy, Inc. Common    | COM | 15189T107 | 17,284  | 1,313,346  | SH | So   |
| Central Fund Canada Cl A CEF       | COM | 153501101 | 6,546   | 434,380    | SH | So   |
| Chesapeake Lodging Trust Common    | COM | 165240102 | 4,200   | 265,513    | SH | So   |
| Chevron Corp Common                | COM | 166764100 | 67,705  | 997,730    | SH | So   |
| China Mobile Ltd ADR               | COM | 16941M109 | 17,787  | 360,000    | SH | So   |
| Chubb Corp Common                  | COM | 171232101 | 22,469  | 449,300    | SH | So   |
| Citigroup Inc Common               | COM | 172967101 | 40,907  | 10,879,500 | SH | So   |
| Claymore/Guggenheim Strategic      | COM | 18385X104 | 3,960   | 215,915    | SH | So   |
| Clough Global Equity Fund CEF      | COM | 18914C100 | 3,561   | 290,200    | SH | So   |
| Clough Global Opportunities Fu CEF | COM | 18914E106 | 10,344  | 906,585    | SH | So   |
| CNOOC Ltd ADR                      | COM | 126132109 | 2,195   | 12,900     | SH | So   |
| Cogdell Common                     | COM | 19238U107 | 4,533   | 670,617    | SH | So   |
| Colgate-Palmolive Co Common        | COM | 194162103 | 630     | 8,000      | SH | So   |
| Colonial Properties Trust Common   | COM | 195872106 | 85,513  | 5,885,258  | SH | So   |
| Comcast Corp Common                | COM | 20030N101 | 15,664  | 901,800    | SH | So   |
| ConocoPhillips Common              | COM | 20825C104 | 22,891  | 466,300    | SH | So   |
| Corning Inc Common                 | COM | 219350105 | 15,490  | 959,100    | SH | So   |
| Corporate Office Properties Trust  | COM | 22002T108 | 13,302  | 352,289    | SH | So   |
| Costco Wholesale Corp Common       | COM | 22160K105 | 25,792  | 470,400    | SH | So   |
| Cousins Properties Inc Common      | COM | 222795106 | 38,792  | 5,755,417  | SH | So   |
| Covidien PLC Common Common         | COM | G2554F105 | 39,840  | 991,526    | SH | So   |
| Crown Castle Intl Corp Common      | COM | 228227104 | 31,589  | 847,791    | SH | So   |

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|                                      |     |           |         |            |    |    |
|--------------------------------------|-----|-----------|---------|------------|----|----|
| CVS Corp Common                      | COM | 126650100 | 35,360  | 1,206,000  | SH | So |
| DCP Midstream Partners LP            | COM | 23311P100 | 23,933  | 749,295    | SH | So |
| DCT Industrial Trust Common          | COM | 233153105 | 429     | 94,870     | SH | So |
| Developers Diversified Realty        | COM | 251591103 | 255,307 | 25,788,683 | SH | So |
| Devon Energy Corp Common             | COM | 25179M103 | 28,125  | 461,673    | SH | So |
| DiamondRock Hospitality Co           | COM | 252784301 | 1,579   | 192,053    | SH | So |
| Digital Realty Trust Inc Common      | COM | 253868103 | 238,423 | 4,133,573  | SH | So |
| Disney Co Common                     | COM | 254687106 | 26,128  | 829,475    | SH | So |
| DNP Select Income Fund CEF           | COM | 23325P104 | 2,559   | 285,296    | SH | So |
| Douglas Emmett Common                | COM | 25960P109 | 107,557 | 7,563,717  | SH | So |
| Dow 30 Enhanced Premium              | COM | 260537105 | 2,025   | 208,100    | SH | So |
| Dow Chemical Co/The Common           | COM | 260543103 | 13,544  | 571,000    | SH | So |
| Duff & Phelps Utility & Corp CEF     | COM | 26432K108 | 280     | 22,510     | SH | So |
| Duke Energy Corp Common              | COM | 26441C105 | 24,804  | 1,550,268  | SH | So |
| Duke Realty Corp Common              | COM | 264411505 | 144,485 | 12,729,852 | SH | So |
| DuPont Fabros Technology Inc.        | COM | 26613Q106 | 35,273  | 1,436,192  | SH | So |
| EastGroup Properties Inc Common      | COM | 277276101 | 113,035 | 3,176,931  | SH | So |
| Eaton Vance Float Rate Inc CEF       | COM | 278279104 | 6,134   | 423,600    | SH | So |
| Eaton Vance Ltd Duration Inc F CEF   | COM | 27828H105 | 14,100  | 881,242    | SH | So |
| Eaton Vance Senior Floating Rate     | COM | 27828Q105 | 5,134   | 347,857    | SH | So |
| Eaton Vance Senior Income Tr         | COM | 27826S103 | 3,953   | 596,287    | SH | So |
| Eaton Vance Short Duration Div CEF   | COM | 27828V104 | 570     | 34,100     | SH | So |
| Eaton Vance T/M Buy-Write Opp        | COM | 27828Y108 | 8,545   | 654,256    | SH | So |
| Eaton Vance TA Gl Div & Inc CEF      | COM | 27828S101 | 7,961   | 667,300    | SH | So |
| Eaton Vance TA GL Div Opp CEF        | COM | 27828U106 | 6,033   | 347,500    | SH | So |
| Eaton Vance Tax Man Glbl Br CEF      | COM | 27829C105 | 8,180   | 729,665    | SH | So |
| Eaton Vance Tax Man Glbl CEF         | COM | 27829F108 | 7,561   | 790,862    | SH | So |
| Eaton Vance Tax-Adv Dvd Inc CEF      | COM | 27828G107 | 7,948   | 575,100    | SH | So |
| Eaton Vance Tax-Mgd Dvsfied Eq       | COM | 27828N102 | 10,011  | 924,317    | SH | So |
| Ecolab Inc Common                    | COM | 278865100 | 16,082  | 358,100    | SH | So |
| Education Realty Trust Inc Common    | COM | 28140H104 | 42,653  | 7,073,514  | SH | So |
| Emeritus Corp Common                 | COM | 291005106 | 4,507   | 276,364    | SH | So |
| Enbridge Energy Common               | COM | 29250R106 | 6,936   | 132,318    | SH | So |
| Energy Income And Growth Fd CEF      | COM | 292697109 | 4,171   | 174,900    | SH | So |
| Energy Transfer Partners LP Com      | COM | 29273R109 | 35,156  | 757,665    | SH | So |
| Entergy Corp Common                  | COM | 29364G103 | 31,699  | 442,592    | SH | So |
| Enterprise Products Ptnrs Common     | COM | 293792107 | 41,222  | 1,165,454  | SH | So |
| Entertainment Properties Trust 9% CV | PFD | 29380T600 | 10,408  | 405,000    | SH | So |
| EQT Corp Common                      | COM | 26884L109 | 10,033  | 277,617    | SH | So |
| Equity Lifestyle Properties Common   | COM | 29472R108 | 167,921 | 3,481,702  | SH | So |
| Equity Residential Common            | COM | 29476L107 | 480,795 | 11,546,467 | SH | So |
| Essex Property Trust Inc Common      | COM | 297178105 | 108,341 | 1,110,732  | SH | So |
| Everest Re Group Ltd Common          | COM | G3223R108 | 11,393  | 161,100    | SH | So |
| Excel Trust Inc. Common              | COM | 30068C109 | 10,654  | 887,829    | SH | So |
| Extra Space Storage Inc Common       | COM | 30225T102 | 12,155  | 874,445    | SH | So |
| Exxon Mobil Corp Common              | COM | 30231G102 | 61,330  | 1,074,647  | SH | So |
| F&C / Claymore Pfd Sec Inc Fun CEF   | COM | 338478100 | 7,000   | 448,172    | SH | So |
| F&C / Claymore Total Return Fu CEF   | COM | 338479108 | 3,851   | 231,400    | SH | So |
| Federal Realty Invs Trust Common     | COM | 313747206 | 76,340  | 1,086,378  | SH | So |
| First Trust/Four Crns SR F II CEF    | COM | 33733U108 | 2,298   | 183,804    | SH | So |
| Flushing Financial Corp              | COM | 343873105 | 6,237   | 509,970    | SH | So |
| Forest City Enterprises Inc Common   | COM | 345550107 | 119,744 | 10,578,110 | SH | So |
| Franklin Resources Inc Common        | COM | 354613101 | 23,029  | 267,185    | SH | So |
| Franklin Templeton Ltd Dur Inc CEF   | COM | 35472T101 | 939     | 76,800     | SH | So |
| Freeport-McMoRan Copper & Gold       | COM | 35671D857 | 13,499  | 228,300    | SH | So |
| Gabelli Dividend & Income Tr CEF     | COM | 36242H104 | 4,638   | 386,508    | SH | So |
| Gabelli Equity Trust CEF             | COM | 362397101 | 12,301  | 2,739,600  | SH | So |
| Gabelli Gold Nat Res & Incom CEF     | COM | 36244N109 | 2,228   | 142,198    | SH | So |
| General American Investors CEF       | COM | 368802104 | 2,647   | 123,700    | SH | So |
| General Dynamics Corp Common         | COM | 369550108 | 37,878  | 646,819    | SH | So |
| General Electric Co Common           | COM | 369604103 | 64,641  | 4,482,730  | SH | So |
| General Growth Properties Inc Com    | COM | 370021107 | 14,311  | 1,079,313  | SH | So |

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|                                     |      |           |         |            |    |    |
|-------------------------------------|------|-----------|---------|------------|----|----|
| Genuine Parts Co Common             | COM  | 372460105 | 13,712  | 347,562    | SH | So |
| Glimcher Realty Trust Common        | COM  | 379302102 | 7,625   | 1,275,191  | SH | So |
| Goldman Sach Group, Inc.            | COM  | 38141G104 | 49,344  | 375,900    | SH | So |
| Google Inc CL A Common              | COM  | 38259P508 | 4,183   | 9,400      | SH | So |
| Harris Corp Common                  | COM  | 413875105 | 4,156   | 99,800     | SH | So |
| HCC Insurance Holdings Inc Common   | COM  | 404132102 | 28,110  | 1,135,281  | SH | So |
| HCP Common                          | COM  | 40414L109 | 291,958 | 9,052,979  | SH | So |
| Health Care REIT Inc Common         | COM  | 42217K106 | 198,942 | 4,723,228  | SH | So |
| Hersha Hospitality Trust Common     | COM  | 427825104 | 76,308  | 16,882,388 | SH | So |
| Hewlett-Packard Co Common           | COM  | 428236103 | 6,499   | 150,174    | SH | So |
| Highland Credit Strategies CEF      | COM  | 43005Q107 | 292     | 41,000     | SH | So |
| Hilltop Holdings, Inc. Common       | COM  | 432748101 | 14,088  | 1,407,417  | SH | So |
| Home Depot Inc                      | COM  | 437076102 | 13,909  | 495,500    | SH | So |
| Home Properties Inc Common          | COM  | 437306103 | 82,648  | 1,833,748  | SH | So |
| Hospitality Properties Trust Common | COM  | 44106M102 | 131,701 | 6,241,832  | SH | So |
| Host Hotels & Resorts Common        | COM  | 44107P104 | 354,420 | 26,292,291 | SH | So |
| HRPT Properties Trust 6.5% CV       | PFD  | 40426W507 | 22,776  | 1,220,600  | SH | So |
| HSBC Holdings PLC 6.20% (HBC A)     | BOND | 404280604 | 836     | 38,982     | SH | So |
| Hyatt Hotels Common                 | COM  | 448579102 | 70,136  | 1,890,987  | SH | So |
| ING Clarion Global Real Estate CEF  | COM  | 44982G104 | 1,548   | 240,712    | SH | So |
| ING Prime Rate Trust CEF            | COM  | 44977W106 | 1,990   | 361,900    | SH | So |
| Inland Real Estate Corp Common      | COM  | 457461200 | 11,475  | 1,448,887  | SH | So |
| Intel Corp Common                   | COM  | 458140100 | 37,777  | 1,942,289  | SH | So |
| International Business Machine      | COM  | 459200101 | 9,660   | 78,233     | SH | So |
| ITC Holdings Corp Common            | COM  | 465685105 | 6,048   | 114,297    | SH | So |
| John Han Bk & Thrift Opp Fd Com     | COM  | 409735206 | 2,051   | 143,000    | SH | So |
| John Hancock Income Secs Tr         | COM  | 410123103 | 1,696   | 116,700    | SH | So |
| John Hancock Pat Prem Div Fd CEF    | COM  | 41013T105 | 733     | 71,500     | SH | So |
| John Hancock Preferred Inc Fun CEF  | COM  | 41013W108 | 2,011   | 115,950    | SH | So |
| John Hancock Preferred Income CEF   | COM  | 41013X106 | 2,063   | 118,636    | SH | So |
| John Hancock Preferred Income CEF   | COM  | 41021P103 | 3,915   | 253,705    | SH | So |
| John Hancock T/A Dvd Income CEF     | COM  | 41013V100 | 1,930   | 149,990    | SH | So |
| Johnson & Johnson Common            | COM  | 478160104 | 57,698  | 976,936    | SH | So |
| Johnson Controls Common             | COM  | 478366107 | 919     | 34,200     | SH | So |
| JPMorgan Chase Common               | COM  | 46625H100 | 71,183  | 1,944,338  | SH | So |
| Kayne Anderson Energy Tot Rt CEF    | COM  | 48660P104 | 6,690   | 278,868    | SH | So |
| Kayne Anderson Mlp Investmen CEF    | COM  | 486606106 | 2,696   | 103,000    | SH | So |
| Kilroy Realty Corp Common           | COM  | 49427F108 | 50,498  | 1,698,551  | SH | So |
| Kimco Realty Corp Common            | COM  | 49446R109 | 337,556 | 25,115,855 | SH | So |
| Kinder Morgan Energy Partners Com   | COM  | 494550106 | 25,796  | 396,492    | SH | So |
| Kraft Foods Inc Common              | COM  | 50075N104 | 33,753  | 1,205,473  | SH | So |
| L-3 Communications Holdings Common  | COM  | 502424104 | 33,202  | 468,700    | SH | So |
| Lexington Realty Trust Common       | COM  | 529043101 | 41,307  | 6,872,907  | SH | So |
| Lexington Realty Trust Pr.C CV      | COM  | 529043309 | 12,038  | 336,139    | SH | So |
| Liberty All Star Equity Fund CEF    | COM  | 530158104 | 7,467   | 1,876,086  | SH | So |
| Liberty Property Trust Common       | COM  | 531172104 | 229,207 | 7,944,791  | SH | So |
| Lockheed Martin Corp Common         | COM  | 539830109 | 32,273  | 433,200    | SH | So |
| LTC Properties Inc Common           | COM  | 502175102 | 41,757  | 1,720,518  | SH | So |
| Macerich Co/The Common              | COM  | 554382101 | 322,333 | 8,637,003  | SH | So |
| Mack-Cali Realty Corp Common        | COM  | 554489104 | 88,368  | 2,972,394  | SH | So |
| Macquarie/Ft Gl Int/Ut Dv In CEF    | COM  | 55607W100 | 1,984   | 186,600    | SH | So |
| Magellan Midstream Partners Com     | COM  | 559080106 | 5,563   | 119,000    | SH | So |
| Marathon Oil Corp Common            | COM  | 565849106 | 13,848  | 445,400    | SH | So |
| Markwest Energy Partners LP Com     | COM  | 570759100 | 53,225  | 1,626,657  | SH | So |
| Mattel Inc Common                   | COM  | 577081102 | 586     | 27,700     | SH | So |
| McDonald's Corp Common              | COM  | 580135101 | 46,322  | 703,239    | SH | So |
| McKesson Corp Common                | COM  | 58155Q103 | 228     | 3,400      | SH | So |
| MDC Holdings Inc Common             | COM  | 552676108 | 501     | 18,606     | SH | So |
| Medtronic Common                    | COM  | 585055106 | 27,747  | 765,009    | SH | So |
| Merck and Co Inc Common             | COM  | 58933Y105 | 49,626  | 1,419,129  | SH | So |
| Metlife Inc Common                  | COM  | 59156R108 | 44,674  | 1,183,100  | SH | So |
| Metro Bancorp Inc                   | COM  | 59161R101 | 7,022   | 569,091    | SH | So |

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|                                       |     |           |         |            |    |    |
|---------------------------------------|-----|-----------|---------|------------|----|----|
| MFA Mortgage Investments Inc          | COM | 55272X102 | 7,900   | 1,067,630  | SH | So |
| MFS Mutimarket Inc. Trust CEF         | COM | 552737108 | 702     | 107,200    | SH | So |
| Microchip Technology Inc Common       | COM | 595017104 | 2,033   | 73,300     | SH | So |
| Microsoft Common                      | COM | 594918104 | 36,450  | 1,584,115  | SH | So |
| Monsanto Co Common                    | COM | 61166W101 | 12,865  | 278,334    | SH | So |
| Morgan Stanley Common                 | COM | 617446448 | 15,189  | 654,400    | SH | So |
| MS Emerging Mkts Domestic Debt        | COM | 617477104 | 3,014   | 205,700    | SH | So |
| Nasdaq Premium Income & Growth        | COM | 63110R105 | 2,984   | 250,100    | SH | So |
| National-Oilwell Inc Common           | COM | 637071101 | 40      | 1,200      | SH | So |
| Nationwide Health Properties I Common | COM | 638620104 | 254,101 | 7,103,773  | SH | So |
| NATL WESTMINSTER 7.76% (NW C)         | PFD | 638539882 | 22,722  | 1,220,263  | SH | So |
| New America High Income Fund CEF      | COM | 641876800 | 3,060   | 331,836    | SH | So |
| NextEra Energy Inc Common             | COM | 65339F101 | 93,698  | 1,921,630  | SH | So |
| NFJ Dvd Interest & Pr Strat CEF       | COM | 65337H109 | 5,911   | 428,000    | SH | So |
| Nicholas-Applegate Conv. & Inc CEF    | COM | 65370F101 | 16,342  | 1,782,131  | SH | So |
| Nicholas-Applegate Conv. & Inc CEF    | COM | 65370G109 | 12,214  | 1,428,580  | SH | So |
| Nike Inc Common                       | COM | 654106103 | 40,708  | 602,637    | SH | So |
| Nordstrom Inc Common                  | COM | 655664100 | 24,922  | 774,196    | SH | So |
| Norfolk Southern Corporation Common   | COM | 655844108 | 13,372  | 252,068    | SH | So |
| Northrop Grumman Corp Common          | COM | 666807102 | 7,997   | 146,900    | SH | So |
| Northwest Natural Gas Common          | COM | 667655104 | 6,255   | 143,551    | SH | So |
| Nuveen Diversified Dividend an CEF    | COM | 6706EP105 | 3,943   | 399,851    | SH | So |
| Nuveen Equity Premium Advantag CEF    | COM | 6706ET107 | 2,489   | 204,323    | SH | So |
| Nuveen Floating Rate Inc Opp CEF      | COM | 6706EN100 | 712     | 62,700     | SH | So |
| Nuveen Floating rate Income CEF       | COM | 67072T108 | 2,655   | 245,600    | SH | So |
| Nuveen Pfd & Conv. Income Fund CEF    | COM | 67073D102 | 398     | 51,200     | SH | So |
| Nuveen Quality Pfd Income Fund CEF    | COM | 67071S101 | 1,120   | 156,400    | SH | So |
| Nuveen Real Estate Income Fd CEF      | COM | 67071B108 | 1,826   | 217,100    | SH | So |
| Occidental Petroleum Corp Common      | COM | 674599105 | 36,346  | 471,100    | SH | So |
| Omega Healthcare Investors Inc Com    | COM | 681936100 | 1,272   | 63,800     | SH | So |
| Oracle Corp Common                    | COM | 68389X105 | 44,058  | 2,053,000  | SH | So |
| Orient Express Hotels Ltd Common      | COM | G67743107 | 310     | 41,871     | SH | So |
| PepsiCo, Inc.                         | COM | 713448108 | 34,017  | 558,110    | SH | So |
| Pfizer Inc Common                     | COM | 717081103 | 62,614  | 4,390,984  | SH | So |
| PG&E Corp Common                      | COM | 69331C108 | 67,082  | 1,632,175  | SH | So |
| Philip Morris International Common    | COM | 718172109 | 1,111   | 24,233     | SH | So |
| PIMCO Corporate Opportunity Fu CEF    | COM | 72201B101 | 6,657   | 385,887    | SH | So |
| PIMCO High Income Fund CEF            | COM | 722014107 | 5,919   | 492,421    | SH | So |
| PIMCO Income Strategy Fund II         | COM | 72201J104 | 1,230   | 124,200    | SH | So |
| PIMCO Strategic Global Governm        | COM | 72200X104 | 1,429   | 137,000    | SH | So |
| Pioneer Diversified High Trust CEF    | COM | 723653101 | 334     | 16,900     | SH | So |
| Pioneer Floating Rate Trust CEF       | COM | 72369J102 | 2,189   | 179,600    | SH | So |
| Pioneer High Income Trust CEF         | COM | 72369H106 | 7,138   | 475,538    | SH | So |
| Plains All Amer Pipeline LP Common    | COM | 726503105 | 787     | 13,400     | SH | So |
| Plum Creek Timber co Common           | COM | 729251108 | 48,894  | 1,415,976  | SH | So |
| PNC Financial Services Group          | COM | 693475105 | 1,119   | 19,800     | SH | So |
| Post Properties Inc Common            | COM | 737464107 | 130,008 | 5,719,629  | SH | So |
| Potash Corp of Saskatchewan           | COM | 73755L107 | 474     | 5,500      | SH | So |
| Praxair Inc Common                    | COM | 74005P104 | 1,064   | 14,000     | SH | So |
| Preferred & Corp. Inc. Strateg CEF    | COM | 09255J101 | 278     | 30,800     | SH | So |
| Procter & Gamble Co Common            | COM | 742718109 | 68,568  | 1,143,176  | SH | So |
| Progress Energy Inc Common            | COM | 743263105 | 15,758  | 401,800    | SH | So |
| Prologis Common                       | COM | 743410102 | 340,655 | 33,628,313 | SH | So |
| PS Business Parks Inc Common          | COM | 69360J107 | 171,520 | 3,074,953  | SH | So |
| Public Service Enterprise Group       | COM | 744573106 | 37,461  | 1,195,648  | SH | So |
| Public Storage Inc Common             | COM | 74460D109 | 565,022 | 6,427,279  | SH | So |
| Putnam Premier Income Fund CEF        | COM | 746853100 | 11,193  | 1,727,400  | SH | So |
| Qualcomm Inc Common Stock             | COM | 747525103 | 26,042  | 792,991    | SH | So |
| Questar Corp Common                   | COM | 748356102 | 10,890  | 239,384    | SH | So |
| Ramco-Gershenson Properties Com       | COM | 751452202 | 13,645  | 1,351,042  | SH | So |
| Rayonier Inc Common                   | COM | 754907103 | 96,800  | 2,199,003  | SH | So |
| Regency Centers Corp Common           | COM | 758849103 | 229,002 | 6,657,039  | SH | So |

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|                                      |        |           |           |            |    |    |
|--------------------------------------|--------|-----------|-----------|------------|----|----|
| Retail Opportunity Investment Com.   | COM    | 76131N101 | 11,536    | 1,195,439  | SH | So |
| Ross Stores Inc                      | COM    | 778296103 | 40,458    | 759,200    | SH | So |
| Royce Value Trust CEF                | COM    | 780910105 | 2,633     | 249,188    | SH | So |
| SBA Communications Corp CL A         | COM    | 78388J106 | 15,515    | 456,183    | SH | So |
| Schlumberger LTD Common              | COM    | 806857108 | 32,777    | 592,298    | SH | So |
| Semptra Energy Common                | COM    | 816851109 | 66,716    | 1,425,860  | SH | So |
| Senior Housing Prop Trust Common     | COM    | 81721M109 | 82,334    | 4,094,191  | SH | So |
| Sigma Aldrich Corp Common            | COM    | 826552101 | 19,549    | 392,300    | SH | So |
| Simon Property Group Inc Common      | COM    | 828806109 | 1,323,540 | 16,390,578 | SH | So |
| SL Green Realty Corp Common          | COM    | 78440X101 | 224,235   | 4,074,039  | SH | So |
| Sovran Self Storage Inc Common       | COM    | 84610H108 | 98,922    | 2,873,111  | SH | So |
| Spectra Energy Corp Common           | COM    | 847560109 | 9,891     | 492,834    | SH | So |
| Starwood Hotels & Resorts World      | COM    | 85590A401 | 131       | 3,174      | SH | So |
| State Street Corp Common             | COM    | 857477103 | 348       | 10,300     | SH | So |
| Strategic Hotel Capital Inc Common   | COM    | 86272T106 | 49,710    | 11,323,562 | SH | So |
| Stratus Properties Inc Common        | COM    | 863167201 | 2,238     | 225,859    | SH | So |
| Sunstone Hotel Investors Inc Common  | COM    | 867892101 | 84,471    | 8,506,653  | SH | So |
| SunTrust Banks Common                | COM    | 867914103 | 10,650    | 457,100    | SH | So |
| Synovus Financial Corp 8.25% 5/15/13 | PFD    | 87161C204 | 4,142     | 167,500    | SH | So |
| Tanger Factory Outlet Centrs         | COM    | 875465106 | 44,172    | 1,067,463  | SH | So |
| Targa Resources Partners LP          | COM    | 87611X105 | 5,547     | 216,330    | SH | So |
| Taubman Centers Inc Common           | COM    | 876664103 | 4,176     | 110,985    | SH | So |
| Templeton Global Income Fund CEF     | COM    | 880198106 | 3,006     | 311,765    | SH | So |
| Teva Pharmaceutical ADR              | COM    | 881624209 | 31,069    | 597,584    | SH | So |
| Texas Instruments Inc Common         | COM    | 882508104 | 37,352    | 1,604,500  | SH | So |
| The Southern Co Common               | COM    | 842587107 | 56,279    | 1,691,060  | SH | So |
| Toll Brothers Common                 | COM    | 889478103 | 759       | 46,405     | SH | So |
| Toronto-Dominion Bank Common         | COM    | 891160509 | 18,960    | 292,100    | SH | So |
| Tortoise Energy Infrastructure CEF   | COM    | 89147L100 | 1,058     | 32,700     | SH | So |
| Total SA Spon ADR                    | COM    | 89151E109 | 2,036     | 45,600     | SH | So |
| Tower Bancorp Inc COM                | COM    | 891709107 | 5,890     | 269,059    | SH | So |
| Transocean ltd                       | COM    | H8817H100 | 16,925    | 365,323    | SH | So |
| UDR INC Common                       | COM    | 902653104 | 181,338   | 9,479,256  | SH | So |
| United Parcel Service Inc Common     | COM    | 911312106 | 22,378    | 393,343    | SH | So |
| United Technologies Corporatio       | COM    | 913017109 | 6,866     | 105,773    | SH | So |
| UnitedHealth Group Inc               | COM    | 91324P102 | 25,438    | 895,700    | SH | So |
| Urstadt Biddle Properties Inc Common | COM    | 917286205 | 9,962     | 617,573    | SH | So |
| US Bancorp Common                    | COM    | 902973304 | 28,200    | 1,261,772  | SH | So |
| U-Store-It Trust Common              | COM    | 91274F104 | 34,128    | 4,574,907  | SH | So |
| Vail Resorts Inc. Common             | COM    | 91879Q109 | 988       | 28,296     | SH | So |
| Valero Energy Corp Common            | COM    | 91913Y100 | 1,890     | 105,100    | SH | So |
| Ventas Inc Common                    | COM    | 92276F100 | 161,767   | 3,445,519  | SH | So |
| Verizon Communications Inc Common    | COM    | 92343V104 | 43,701    | 1,559,686  | SH | So |
| VF Corp Common                       | COM    | 918204108 | 20,913    | 293,800    | SH | So |
| Visa Inc Class A Shares Common       | COM    | 92826C839 | 20,213    | 285,700    | SH | So |
| Vornado Realty Trust Common          | COM    | 929042109 | 445,170   | 6,102,412  | SH | So |
| Wal-Mart Stores Inc                  | COM    | 931142103 | 44,887    | 933,800    | SH | So |
| Waste Management Inc Common          | COM    | 94106L109 | 20,758    | 663,400    | SH | So |
| Weingarten Realty Investors Common   | COM    | 948741103 | 178,834   | 9,387,632  | SH | So |
| Wells Fargo & Co Common              | COM    | 949746101 | 55,590    | 2,171,487  | SH | So |
| Western Asset Emerg Mk Debt Fd CEF   | COM    | 95766A101 | 1,352     | 78,000     | SH | So |
| Western Asset Emerging Mkts 2 CEF    | COM    | 95766E103 | 1,645     | 134,400    | SH | So |
| Western Asset Gl High Inc Fund CEF   | COM    | 95766B109 | 719       | 63,700     | SH | So |
| Western Asset High Income Fund CEF   | COM    | 95766J102 | 11,461    | 1,252,543  | SH | So |
| Western Asset Managed Inc Fund CEF   | COM    | 95766K109 | 6,547     | 1,098,500  | SH | So |
| Western Asset Premier Bond CEF       | COM    | 957664105 | 351       | 25,200     | SH | So |
| Western Asset Worldwide Inco CEF     | COM    | 957668106 | 540       | 43,000     | SH | So |
| Western Asset/Claymore Inflat CEF    | COM    | 95766R104 | 518       | 42,100     | SH | So |
| Weyerhaeuser Co Common               | COM    | 962166104 | 14,446    | 410,393    | SH | So |
| Williams Cos Inc Common              | COM    | 969457100 | 21,414    | 1,171,443  | SH | So |
| Williams Partners LP Common          | PRTNRS | 96950F104 | 32,357    | 741,794    | SH | So |
| Wisconsin Energy Group Common        | COM    | 976657106 | 80,144    | 1,579,505  | SH | So |

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|------------------------|-----|-----------|--------|---------|----|----|
| WW Grainger Inc Common | COM | 384802104 | 1      | 10      | SH | So |
| Xcel Energy Inc Common | COM | 98389B100 | 15,470 | 750,600 | SH | So |

333 Data Records  
14,757,018 Value Total  
01 Other Manager on whose behalf report is filed