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COHEN & STEERS INC
Form 13F-HR
February 14, 2007

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, 2006
Check here if Amendment [] ; Amendment Number:
This Amendment (Check only one.): [] is a restatement.
[] adds new holdings entries.

Institutional Investment Manager Filing this Report:

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

Form 13F File Number: 28-2405

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

Person Signing this Report on Behalf of Reporting Manager:

Name: Robert Steers
Title: Co-Chariman and Co-Chief Executive Officer
Phone: (212) 832-3232

Signature, Place, and Dating of Signing:

/s/ Robert Steers

New York, NY

February 14, 2007

Report Type (Check only one.):

[] 13F HOLDINGS REPORT. (Check here if all holdings of this reporting manager are reported in this report.)

[] 13F NOTICE. (Check here if no holdings reported are in this report, and all holdings are reported by other reporting manager(s).)

[X] 13F COMBINATION REPORT. (Check here if a portion of the holdings for this reporting manager are reported in this report and a portion are reported by other reporting manager(s).)

List of Other Managers Reporting for this Manager:

[If there are no entries in this list, omit this section.]

| Form 13F File Number | Name |
|----------------------|------|
|----------------------|------|

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028-01190

FRANK RUSSELL COMPANY

Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 1

Form 13F Information Table Entry Total: 294

Form 13F Information Table Value Total: 20,255,865 (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 | | Houlihan Rovers, SA |

FORM 13F INFORMATION TABLE

| ITEM 1: ----- NAME OF ISSUER ----- | ITEM 2: TITLE OF CLASS | ITEM 3: CUSIP | ITEM 4: VALUE (X\$1000) | ITEM 5: SHARES/ PRN AMT | SH/ PUT/ CALL | ITEM 6: INVSTMT DSCRETN | ITEM 7: OTHER MANAG |
|---|---------------------------------|------------------|-------------------------------|-------------------------------|---------------------|-------------------------------|---------------------------|
| 3M Co | COM | 88579Y101 | 1,886 | 24,200 | SH | Shared | |
| AES Corp | COM | 00130H105 | 1,366 | 62,000 | SH | Shared | |
| AGL Resources | COM | 001204106 | 13,210 | 339,500 | SH | Shared | |
| AIM Select Real Estate Income Fun | COM | 00888R107 | 1,167 | 70,000 | SH | Shared | |
| AMB Property Corp. | COM | 00163T109 | 111,020 | 1,894,212 | SH | Shared | 1 |
| AT&T Corp | COM | 00206R102 | 1,469 | 41,100 | SH | Shared | |
| Abbott Laboratories | COM | 002824100 | 3,936 | 80,800 | SH | Shared | |
| Acadia Realty Tr. | COM | 004239109 | 16,496 | 659,300 | SH | Shared | |
| Ace ltd | COM | G0070K103 | 806 | 13,300 | SH | Shared | |
| Advent Claymore Cvt Sec& Inc | COM | 00764C109 | 2,842 | 100,500 | SH | Shared | |
| Advent/Claymore Enh Gr & Inc | COM | 00765E104 | 3,942 | 203,700 | SH | Shared | |
| Aflac Inc | COM | 001055102 | 1,596 | 34,700 | SH | Shared | |
| Alcoa Inc. | COM | 013817101 | 375 | 12,500 | SH | Shared | |
| Alexandria Real Estate | COM | 015271109 | 201,577 | 2,007,736 | SH | Shared | 1 |
| Allegheny Energy, Inc. | COM | 017361106 | 2,525 | 55,000 | SH | Shared | |
| Alliant Energy Corp | COM | 018802108 | 1,133 | 30,000 | SH | Shared | |
| Allstate Corp | COM | 020002101 | 1,087 | 16,700 | SH | Shared | |
| Altria Group Inc | COM | 02209S103 | 6,591 | 76,800 | SH | Shared | |
| Ameren Corp | COM | 023608102 | 129,661 | 2,413,200 | SH | Shared | 2 |
| American Campus Communities | COM | 024835100 | 77,680 | 2,728,500 | SH | Shared | 2 |
| American Financial Realty Tr | COM | 02607P305 | 5,062 | 442,500 | SH | Shared | |

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| | | | | | | |
|----------------------------------|-----|-----------|---------|------------|----|--------|
| American International Group | COM | 026874107 | 502 | 7,000 | SH | Shared |
| Anheuser-Busch Co | COM | 035229103 | 2,411 | 49,000 | SH | Shared |
| Apartment Investment | COM | 03748R101 | 468,209 | 8,357,887 | SH | Shared |
| Aquila Inc | COM | 03840P102 | 868 | 184,600 | SH | Shared |
| Archstone-Smith Tr. | COM | 039583109 | 524,074 | 9,003,168 | SH | Shared |
| Ashford Hospitality Trust | COM | 044103109 | 15,184 | 1,219,600 | SH | Shared |
| Atmos Energy Corp | COM | 049560105 | 6,717 | 210,500 | SH | Shared |
| AvalonBay Comm. | COM | 053484101 | 625,461 | 4,809,383 | SH | Shared |
| Avery Dennison Corp. | COM | 053611109 | 2,038 | 30,000 | SH | Shared |
| BP plc | COM | 055622104 | 711 | 10,600 | SH | Shared |
| BRE Properties | COM | 05564E106 | 299,261 | 4,602,613 | SH | Shared |
| Baker Hughes Inc | COM | 057224107 | 859 | 11,500 | SH | Shared |
| Bank of America Corp. | COM | 060505104 | 7,880 | 147,600 | SH | Shared |
| Bellsouth Corp | COM | 079860102 | 4,791 | 101,700 | SH | Shared |
| BioMed Property Trust | COM | 09063H107 | 148,262 | 5,183,969 | SH | Shared |
| Blackrock Dividend Achievers | COM | 09250N107 | 4,655 | 308,100 | SH | Shared |
| Blackrock Global Enrg & Res | COM | 09250U101 | 10,266 | 372,625 | SH | Shared |
| Blackrock Health Sciences Tr | COM | 09250W107 | 1,015 | 37,500 | SH | Shared |
| Blackrock Strat Dvd Achv Trs | COM | 09249Y107 | 5,677 | 367,000 | SH | Shared |
| Boeing Co | COM | 097023105 | 373 | 4,200 | SH | Shared |
| Boston Properties | COM | 101121101 | 467,091 | 4,174,927 | SH | Shared |
| Brandywine Realty Tr. | COM | 105368203 | 291,658 | 8,771,658 | SH | Shared |
| Brookfield Properties | COM | 112900105 | 426,744 | 10,850,349 | SH | Shared |
| CBL & Associates | COM | 124830100 | 48,703 | 1,123,485 | SH | Shared |
| CMS Energy Corp | COM | 125896100 | 2,515 | 150,600 | SH | Shared |
| Calamos Strat Tot Return Fd | COM | 128125101 | 11,428 | 730,700 | SH | Shared |
| Camden Ppty Trust | COM | 133131102 | 197,278 | 2,671,330 | SH | Shared |
| Carnival Corp. | COM | 143658300 | 270 | 5,500 | SH | Shared |
| Cedar Shopping Centers Inc. | COM | 150602209 | 85,322 | 5,362,800 | SH | Shared |
| ChevronTexaco Corp. | COM | 166764100 | 5,316 | 72,300 | SH | Shared |
| Citigroup Inc | COM | 172967101 | 7,854 | 141,000 | SH | Shared |
| Citizens Communications Co. | COM | 17453B101 | 33,627 | 2,340,100 | SH | Shared |
| Cleco Corporation | COM | 12561W105 | 12,671 | 502,200 | SH | Shared |
| Clough Global Allocation Fd | COM | 18913Y103 | 482 | 21,700 | SH | Shared |
| Clough Global Equity Fund | COM | 18914C100 | 1,946 | 91,900 | SH | Shared |
| Clough Global Opportunities Fund | COM | 18914E106 | 3,614 | 198,900 | SH | Shared |
| Coca-cola Co/The | COM | 191216100 | 2,572 | 53,300 | SH | Shared |
| Colonial Property Tr | COM | 195872106 | 216,670 | 4,621,795 | SH | Shared |
| Comerica | COM | 200340107 | 3,356 | 57,200 | SH | Shared |
| ConocoPhillips | COM | 20825C104 | 3,655 | 50,800 | SH | Shared |
| Consolidated Edison Inc | COM | 209115104 | 110,643 | 2,301,700 | SH | Shared |
| Constellation Energy Group | COM | 210371100 | 2,066 | 30,000 | SH | Shared |
| Contrywide Financial Corp | COM | 222372104 | 522 | 12,300 | SH | Shared |
| Corporate Office Pptys | COM | 22002T108 | 252 | 5,000 | SH | Shared |
| Costco Wholesale Corp | COM | 22160K105 | 835 | 15,800 | SH | Shared |
| Cousins Properties | COM | 222795106 | 57,352 | 1,626,071 | SH | Shared |
| Crescent Real Estate | COM | 225756105 | 29,810 | 1,509,369 | SH | Shared |
| DCP Midstream Partners LP | COM | 23311P100 | 13,146 | 380,500 | SH | Shared |
| DPL Inc. | COM | 233293109 | 9,240 | 332,600 | SH | Shared |
| DTE Energy Co | COM | 233331107 | 106,512 | 2,200,200 | SH | Shared |
| DWS RREEF Real Estate Fd II | COM | 23338X102 | 6,735 | 348,600 | SH | Shared |
| DWS RREEF Real Estate Fd Inc | COM | 233384106 | 4,149 | 164,571 | SH | Shared |
| Developers Divers. | COM | 251591103 | 144,373 | 2,293,456 | SH | Shared |
| Devon Energy Corporation | COM | 25179M103 | 624 | 9,300 | SH | Shared |
| Diageo Capital PLC | COM | 25243Q205 | 1,015 | 12,800 | SH | Shared |
| Diamondrock Hospitality Company | COM | 252784301 | 82,215 | 4,564,945 | SH | Shared |
| Digital Realty Trust Inc. | COM | 253868103 | 12,100 | 353,500 | SH | Shared |

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| ITEM 1: | ITEM 2: | ITEM 3: | ITEM 4: | ITEM 5: | ITEM 6: | ITEM 7: | |
|-------------------------------|----------------|-----------|---------------|-----------------|-------------------|-----------------|----------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (X1000) | SHARES/ PRN AMT | SH/ PUT/ PRN CALL | INVSTMT DSCRETN | OTHER MANAGERS |
| Dividend Cap Real Inc Alloc | COM | 25537T105 | 1,434 | 88,300 | SH | Shared | |
| Dominion Resources Inc | COM | 25746U109 | 52,140 | 621,900 | SH | Shared | |
| Dow Chemical Co | COM | 260543103 | 3,096 | 77,600 | SH | Shared | |
| Dreman/Claymore Dvd & Income | COM | 26153R100 | 3,716 | 161,700 | SH | Shared | |
| Du Pont (E.I.) De Nemours | COM | 263534109 | 2,908 | 59,700 | SH | Shared | |
| Duke Energy Corporation | COM | 26441C105 | 291,282 | 8,770,920 | SH | Shared | 8 |
| Duke Realty Corp | COM | 264411505 | 19,556 | 478,145 | SH | Shared | |
| Dws Gbl Commod Stock Fd Inc | COM | 23338Y100 | 928 | 58,900 | SH | Shared | |
| E.ON AG-Spons ADR | COM | 268780103 | 59,973 | 1,327,138 | SH | Shared | 1 |
| Eastgroup Properties | COM | 277276101 | 75,520 | 1,410,006 | SH | Shared | 1 |
| Eastman Chemical Company | COM | 277432100 | 3,019 | 50,900 | SH | Shared | |
| Eaton Vance Enh Eqt Inc II | COM | 278277108 | 3,498 | 169,300 | SH | Shared | |
| Eaton Vance Enhanced Eq Incm | COM | 278274105 | 4,974 | 237,200 | SH | Shared | |
| Eaton Vance Ltd Duration Fnd | COM | 27828H105 | 5,930 | 331,100 | SH | Shared | |
| Eaton Vance T/A Gl Dvd Incm | COM | 27828S101 | 6,421 | 248,500 | SH | Shared | |
| Eaton Vance T/M Buy-Wr In | COM | 27828X100 | 3,401 | 161,200 | SH | Shared | |
| Eaton Vance T/M Buy-Write Op | COM | 27828Y108 | 5,907 | 290,000 | SH | Shared | |
| Eaton Vance Tax Adv Gl Dvd O | COM | 27828U106 | 1,876 | 60,000 | SH | Shared | |
| Eaton Vance Tax Man Gbl Br | COM | 27829C105 | 9,483 | 466,700 | SH | Shared | |
| Eaton Vance Tax-Adv Dvd Inc | COM | 27828G107 | 3,367 | 120,800 | SH | Shared | |
| Edison International | COM | 281020107 | 64,365 | 1,415,240 | SH | Shared | 1 |
| Education Realty Trust | COM | 28140H104 | 42,752 | 2,894,500 | SH | Shared | 2 |
| El Paso Electric Co | COM | 283677854 | 1,760 | 72,200 | SH | Shared | |
| Eli Lilly & Co | COM | 532457108 | 1,652 | 31,700 | SH | Shared | |
| Energy East Corp | COM | 29266M109 | 8,365 | 337,300 | SH | Shared | |
| Energy Income & Growth | COM | 292697109 | 1,892 | 74,500 | SH | Shared | |
| Entergy Corp | COM | 29364G103 | 117,653 | 1,274,404 | SH | Shared | 1 |
| Entertainment Properties | COM | 29380T105 | 75,493 | 1,291,800 | SH | Shared | 1 |
| Equitable Resources Inc | COM | 294549100 | 61,507 | 1,473,220 | SH | Shared | 1 |
| Equity Inns Inc | COM | 294703103 | 20,574 | 1,289,100 | SH | Shared | 1 |
| Equity Office Pptys | COM | 294741103 | 1,271,663 | 26,399,480 | SH | Shared | 25 |
| Equity One | COM | 294752100 | 39,539 | 1,483,100 | SH | Shared | 1 |
| Equity Residential | COM | 29476L107 | 647,424 | 12,757,133 | SH | Shared | 12 |
| Essex Property Tr. | COM | 297178105 | 218,452 | 1,690,150 | SH | Shared | 1 |
| Exelon Corp | COM | 30161N101 | 165,166 | 2,668,697 | SH | Shared | 2 |
| Extra Space Storage Inc. | COM | 30225T102 | 140,095 | 7,672,236 | SH | Shared | 7 |
| Exxon Mobil Corp | COM | 30231G102 | 1,080 | 14,100 | SH | Shared | |
| FPL Group Inc | COM | 302571104 | 91,370 | 1,678,986 | SH | Shared | 1 |
| Fairpoint Communicationss Inc | COM | 305560104 | 34,887 | 1,841,000 | SH | Shared | 1 |
| Federal Realty Inv. | COM | 313747206 | 261,286 | 3,073,961 | SH | Shared | 2 |
| Fiduciary/Claymore Mlp Oppor | COM | 31647Q106 | 2,433 | 107,200 | SH | Shared | |
| Fifth Third Bancorp | COM | 316773100 | 3,786 | 92,500 | SH | Shared | |
| First Horizon National Corp. | COM | 320517105 | 5,216 | 124,850 | SH | Shared | |
| First Industrial Rlty | COM | 32054K103 | 60,211 | 1,284,100 | SH | Shared | 1 |
| First Trust Value Line 100 | COM | 33735D104 | 1,019 | 69,400 | SH | Shared | |
| FirstEnergy Corp | COM | 337932107 | 84,170 | 1,395,855 | SH | Shared | 1 |
| Flah & Crum/Claymore Pfd Sec | COM | 338478100 | 5,222 | 243,900 | SH | Shared | |
| Forest City Enterprises | COM | 345550107 | 20,232 | 346,432 | SH | Shared | |
| Freddie Mac | COM | 313400301 | 760 | 11,200 | SH | Shared | |
| GMH Communities Trust | COM | 36188G102 | 47,361 | 4,666,151 | SH | Shared | 4 |
| Gabelli Dividend & Income Tr | COM | 36242H104 | 8,005 | 373,000 | SH | Shared | |
| General Dynamics Corp | COM | 369550108 | 967 | 13,000 | SH | Shared | |
| General Electric | COM | 369604103 | 5,630 | 151,300 | SH | Shared | |
| General Growth | COM | 370021107 | 219,079 | 4,194,507 | SH | Shared | 4 |
| General Mills Inc | COM | 370334104 | 2,137 | 37,100 | SH | Shared | |

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|---------------------------------|-----|-----------|---------|------------|----|--------|----|
| Glimcher Realty Tr | COM | 379302102 | 154,532 | 5,785,534 | SH | Shared | 5 |
| GlobalSantaFe Corp | COM | G3930E101 | 1,158 | 19,700 | SH | Shared | |
| Gramercy Capital Corp | COM | 384871109 | 67,958 | 2,200,000 | SH | Shared | 2 |
| HCC Insurance Inc | COM | 404132102 | 1,097 | 34,200 | SH | Shared | |
| HJ Heinz Company | COM | 423074103 | 3,259 | 72,400 | SH | Shared | |
| HRPT Properties Tr. | COM | 40426W101 | 94,926 | 7,686,300 | SH | Shared | 7 |
| HSBC Holdings - Spons ADR | COM | 404280406 | 1,081 | 11,800 | SH | Shared | |
| Harrah's Entertainment | COM | 413619107 | 538 | 6,500 | SH | Shared | |
| Hawaiian Electric Industries | COM | 419870100 | 19,836 | 730,600 | SH | Shared | |
| Health Care Ppty | COM | 421915109 | 314,856 | 8,551,234 | SH | Shared | 8 |
| Health Care REIT | COM | 42217K106 | 249,258 | 5,794,002 | SH | Shared | 5 |
| Healthcare Rlty Tr. | COM | 421946104 | 7,979 | 201,800 | SH | Shared | |
| Hershey Company | COM | 427866108 | 812 | 16,300 | SH | Shared | |
| Highwoods Properties | COM | 431284108 | 144,111 | 3,535,600 | SH | Shared | 3 |
| Hilton Hotels Corp | COM | 432848109 | 192,060 | 5,503,138 | SH | Shared | 5 |
| Home Properties | COM | 437306103 | 244,181 | 4,119,806 | SH | Shared | 4 |
| Hospitality Pptys Tr | COM | 44106M102 | 163,538 | 3,440,734 | SH | Shared | 3 |
| Host Hotels & Resorts | COM | 44107P104 | 444,056 | 18,087,825 | SH | Shared | 17 |
| ING Clarion Gl R/E Income Fd | COM | 44982G104 | 7,476 | 302,900 | SH | Shared | |
| ING Clarion Real Estate Income | COM | 449788108 | 3,635 | 179,700 | SH | Shared | |
| ING Global Advantage & Pre | COM | 44982N109 | 5,030 | 228,431 | SH | Shared | |
| ITC Holdings Corp. | COM | 465685105 | 21,761 | 545,400 | SH | Shared | |
| Inland Real Estate Corp | COM | 457461200 | 124,383 | 6,644,400 | SH | Shared | 6 |
| Intel Corp | COM | 458140100 | 277 | 13,700 | SH | Shared | |
| Intercontinental Hotels - ADR | COM | 45857P202 | 657 | 26,013 | SH | Shared | |
| International Business Machines | COM | 459200101 | 350 | 3,600 | SH | Shared | |
| J.C. Penney | COM | 708160106 | 789 | 10,200 | SH | Shared | |

| ITEM 1: | ITEM 2: | ITEM 3: | ITEM 4: | ITEM 5: | ITEM 6: | ITEM 7: | |
|------------------------------|----------------------|-----------|------------------|--------------------|---------------------|--------------------|------------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (X1000) | SHARES/ PRN AMT | SH/ PUT/ CALL | INVSTMT DSCRETN | OTHER MANAGER |
| JPMorgan Chase and Co | COM | 46625H100 | 932 | 19,300 | SH | Shared | |
| John Han Bk & Thrift Opp Fd | COM | 409735107 | 6,158 | 611,600 | SH | Shared | |
| John Hancock Pfd Income II | COM | 41013X106 | 494 | 19,400 | SH | Shared | |
| John Hancock Pfd Income III | COM | 41021P103 | 3,189 | 142,300 | SH | Shared | |
| John Hancock T/A Dvd Income | COM | 41013V100 | 10,031 | 492,900 | SH | Shared | |
| Johnson Controls | COM | 478366107 | 241 | 2,800 | SH | Shared | |
| Johnson and Johnson | COM | 478160104 | 1,287 | 19,500 | SH | Shared | |
| Kayne Anderson Energy Tot Rt | COM | 48660P104 | 6,435 | 247,979 | SH | Shared | |
| Kellogg Co | COM | 487836108 | 4,310 | 86,100 | SH | Shared | |
| KeyCorp | COM | 493267108 | 5,267 | 138,500 | SH | Shared | |
| Kilroy Realty | COM | 49427F108 | 223,071 | 2,859,883 | SH | Shared | 2 |
| Kimberly-Clark Corp | COM | 494368103 | 3,105 | 45,700 | SH | Shared | |
| Kimco Realty Corp. | COM | 49446R109 | 11,995 | 266,846 | SH | Shared | |
| Kite Realty Group Trust | COM | 49803T102 | 17,860 | 959,200 | SH | Shared | |
| Leggett & Platt Inc | COM | 524660107 | 1,752 | 73,300 | SH | Shared | |
| Lexington Corporate | COM | 529043101 | 3,103 | 138,400 | SH | Shared | |
| Liberty All Star Equity Fund | COM | 530158104 | 1,465 | 176,700 | SH | Shared | |
| Liberty Property Tr | COM | 531172104 | 634,056 | 12,903,042 | SH | Shared | 12 |
| Limited Brands | COM | 532716107 | 2,874 | 99,300 | SH | Shared | |
| Linear Technology Corp | COM | 535678106 | 628 | 20,700 | SH | Shared | |
| Lockheed Martin Corp | COM | 539830109 | 1,142 | 12,400 | SH | Shared | |
| Macerich | COM | 554382101 | 450,540 | 5,204,345 | SH | Shared | 5 |
| Mack-Cali Realty | COM | 554489104 | 466,977 | 9,156,405 | SH | Shared | 8 |

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|-----------------------------------|------|-----------|---------|-----------|----|--------|
| Macquarie Global Infr Tot Rt | COM | 55608D101 | 3,137 | 114,600 | SH | Shared |
| Macquarie/Ft Gl Int/Ut Dv In | COM | 55607W100 | 1,332 | 52,200 | SH | Shared |
| Madison/Claymore Covered Cal | COM | 556582104 | 526 | 34,800 | SH | Shared |
| Magellan Midstream Holdings | COM | 55907R108 | 888 | 39,800 | SH | Shared |
| Maguire Properties | COM | 559775101 | 213,269 | 5,331,738 | SH | Shared |
| Masco Corp | COM | 574599106 | 1,389 | 46,500 | SH | Shared |
| Mcdonald's Corp | COM | 580135101 | 528 | 11,900 | SH | Shared |
| Medical Properties Trust | COM | 58463J304 | 19,429 | 1,269,900 | SH | Shared |
| Medtronic Inc | COM | 585055106 | 974 | 18,200 | SH | Shared |
| Microchip Technology | COM | 595017104 | 693 | 21,200 | SH | Shared |
| Microsoft Corp | COM | 594918104 | 708 | 23,700 | SH | Shared |
| Mid-America Apartment Communities | COM | 59522J103 | 90,903 | 1,588,100 | SH | Shared |
| Mission West | COM | 605203108 | 37,831 | 2,887,900 | SH | Shared |
| Monsanto Company | COM | 61166W101 | 499 | 9,500 | SH | Shared |
| Morgan Stanley | COM | 617446448 | 497 | 6,100 | SH | Shared |
| NFJ Dvd Interest & Pr Strat | COM | 65337H109 | 13,451 | 535,900 | SH | Shared |
| National City Corp. | COM | 635405103 | 5,619 | 153,700 | SH | Shared |
| National Retail Properties | COM | 637417106 | 21,440 | 934,200 | SH | Shared |
| Nationwide Health | COM | 638620104 | 274,937 | 9,097,855 | SH | Shared |
| Neuberger Berman Dvd Adv Fd | COM | 64127J102 | 3,901 | 165,700 | SH | Shared |
| Neuberger Berman Income Opp | COM | 64126L108 | 2,664 | 150,100 | SH | Shared |
| Neuberger Berman Real Estate | COM | 64190A103 | 5,743 | 314,500 | SH | Shared |
| Neuberger Berman Realty Inc | COM | 64126G109 | 2,634 | 108,800 | SH | Shared |
| New Plan Excel Rlty | COM | 648053106 | 33,089 | 1,204,127 | SH | Shared |
| Newcastle Investment Corporation | COM | 65105M108 | 172,287 | 5,500,876 | SH | Shared |
| Newell Rubbermaid Inc. | COM | 651229106 | 4,125 | 142,500 | SH | Shared |
| NiSource Inc | COM | 65473P105 | 4,073 | 169,000 | SH | Shared |
| Nike Inc. | COM | 654106103 | 723 | 7,300 | SH | Shared |
| Nokia Corporation | COM | 654902204 | 219 | 10,800 | SH | Shared |
| Nordstrom Inc | COM | 655664100 | 622 | 12,600 | SH | Shared |
| Northeast Utilities | COM | 664397106 | 18,369 | 652,300 | SH | Shared |
| Northrop Grumman Corp | COM | 666807102 | 623 | 9,200 | SH | Shared |
| Nstar | COM | 67019E107 | 24,983 | 727,100 | SH | Shared |
| Nuveen Equity Premium Income | COM | 6706ER101 | 6,615 | 344,160 | SH | Shared |
| Nuveen Equity Premium and Growth | COMd | 6706EW100 | 4,142 | 213,700 | SH | Shared |
| Omega Healthcare | COM | 681936100 | 3,333 | 188,100 | SH | Shared |
| PACCAR Inc. | COM | 693718108 | 753 | 11,600 | SH | Shared |
| PG&E Corp | COM | 69331C108 | 113,143 | 2,390,507 | SH | Shared |
| PPG Industries Inc. | COM | 693506107 | 1,843 | 28,700 | SH | Shared |
| PPL Corp | COM | 69351T106 | 51,788 | 1,444,978 | SH | Shared |
| Parkway Pptys | COM | 70159Q104 | 105,769 | 2,073,500 | SH | Shared |
| Paychex Inc. | COM | 704326107 | 803 | 20,300 | SH | Shared |
| Pennsylvania REIT | COM | 709102107 | 22,447 | 570,000 | SH | Shared |
| Pepco Holdings Inc | COM | 713291102 | 62,424 | 2,400,000 | SH | Shared |
| Petro-Canada | COM | 71644E102 | 685 | 16,700 | SH | Shared |
| Pfizer Inc. | COM | 717081103 | 4,595 | 177,400 | SH | Shared |
| Pinnacle West Capital Corp | COM | 723484101 | 67,185 | 1,325,400 | SH | Shared |
| Pitney Bowes Inc | COM | 724479100 | 3,820 | 82,700 | SH | Shared |
| Plum Creek & Timber | COM | 729251108 | 132,560 | 3,326,484 | SH | Shared |
| Post Properties | COM | 737464107 | 145,701 | 3,188,209 | SH | Shared |
| ProLogis | COM | 743410102 | 271,252 | 4,463,579 | SH | Shared |
| Procter & Gamble Company | COM | 742718109 | 1,150 | 17,900 | SH | Shared |
| Progress Energy Inc | COM | 743263105 | 98,388 | 2,004,650 | SH | Shared |
| Public Service Enterprise Group | COM | 744573106 | 95,656 | 1,441,043 | SH | Shared |
| Public Storage Inc. | COM | 74460D109 | 431,223 | 4,422,795 | SH | Shared |
| Public Storage-Series A | COM | 74460D729 | 21,704 | 826,200 | SH | Shared |
| Questar Corp | COM | 748356102 | 1,133 | 13,639 | SH | Shared |
| RR Donnelley & Sons | COM | 257867101 | 3,917 | 110,200 | SH | Shared |
| Ramco-Gershenson | COM | 751452202 | 57,855 | 1,516,900 | SH | Shared |
| Reaves Utility Income Trust | COM | 756158101 | 4,073 | 168,800 | SH | Shared |

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| ITEM 1: | ITEM 2: | ITEM 3: | ITEM 4: | ITEM 5: | ITEM 6: | ITEM 7: |
|---------------------------------|----------------------|-----------|------------------|--------------------|---|------------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (X1000) | SHARES/ PRN AMT | SH/ PUT/ INVSTMT CALL DSCRETN | OTHER MANAGER |
| Reckson Assoc | COM | 75621K106 | 99,491 | 2,181,828 | SH | Shared |
| Regency Centers Corp | COM | 758849103 | 85,321 | 1,091,475 | SH | Shared |
| SL Green Realty | COM | 78440X101 | 197079.1 | 1,484,255 | SH | Shared |
| Scana Corp Hldg Co. | COM | 80589M102 | 5402 | 133,000 | SH | Shared |
| Schlumberger Ltd | COM | 806857108 | 549 | 8,700 | SH | Shared |
| Sempra Energy | COM | 816851109 | 11907 | 212,468 | SH | Shared |
| Senior Housing Pptys | COM | 81721M109 | 130332 | 5,324,000 | SH | Shared |
| Sierra Pacific Resources | COM | 826428104 | 2577 | 153,100 | SH | Shared |
| Simon Property Group | COM | 828806109 | 553281.4 | 5,462,347 | SH | Shared |
| Sonoco Products Co | COM | 835495102 | 2067 | 54,300 | SH | Shared |
| Southern Co | COM | 842587107 | 144968 | 3,932,924 | SH | Shared |
| Southern Union Co | COM | 844030106 | 1602 | 57,300 | SH | Shared |
| Sovran Self Storage | COM | 84610H108 | 93011 | 1,623,800 | SH | Shared |
| Spirit Finance Corp. | COM | 848568309 | 105463 | 8,457,300 | SH | Shared |
| Starwood Hotels | COM | 85590A401 | 211255.5 | 3,380,081 | SH | Shared |
| Strategic Hotel Capital | COM | 86272T106 | 218396 | 10,022,760 | SH | Shared |
| Sun Communities | COM | 866674104 | 82675 | 2,554,862 | SH | Shared |
| Sunamerica Focused Alpha Gr | COM | 867037103 | 4171 | 211,300 | SH | Shared |
| TS&W/Claymore T/A Balanced | COM | 87280R108 | 1217 | 77,200 | SH | Shared |
| TXU Corp | COM | 873168108 | 106896 | 1,971,880 | SH | Shared |
| Tanger Factory Ctrs | COM | 875465106 | 85479.21 | 2,187,286 | SH | Shared |
| Taubman Centers | COM | 876664103 | 83059.42 | 1,633,097 | SH | Shared |
| Teco Energy | COM | 872375100 | 13594 | 789,000 | SH | Shared |
| Teekay LNG Partners LP | COM | Y8564M105 | 5986 | 179,700 | SH | Shared |
| Teva Pharmaceutical | COM | 881624209 | 578 | 18,600 | SH | Shared |
| Thomas Properties Group | COM | 884453101 | 10085 | 629,900 | SH | Shared |
| Time Warner Inc | COM | 887317105 | 460 | 21,100 | SH | Shared |
| U-Store-It Trust | COM | 91274F104 | 115289 | 5,610,154 | SH | Shared |
| US Bancorp | COM | 902973304 | 7412 | 204,800 | SH | Shared |
| United Dominion | COM | 910197102 | 163761 | 5,151,343 | SH | Shared |
| United Parcel Svc | COM | 911312106 | 945 | 12,600 | SH | Shared |
| Urstadt Biddle Class A | COM | 917286205 | 33745 | 1,767,677 | SH | Shared |
| Vectren Corporation | COM | 92240G101 | 15743 | 556,667 | SH | Shared |
| Ventas Inc. | COM | 92276F100 | 421427 | 9,958,113 | SH | Shared |
| Verizon Communications | COM | 92343V104 | 6510 | 174,800 | SH | Shared |
| Vodafone Group Plc | COM | 92857W209 | 333 | 11,988 | SH | Shared |
| Vornado Realty Tr. | COM | 929042109 | 693370.3 | 5,706,755 | SH | Shared |
| WPS Resources Corp | COM | 92931B106 | 4528 | 83,800 | SH | Shared |
| Washington Mutual | COM | 939322103 | 7101 | 156,100 | SH | Shared |
| Waste Management Inc | COM | 94106L109 | 1349 | 36,700 | SH | Shared |
| Wells Fargo and Co | COM | 949746101 | 1629 | 45,800 | SH | Shared |
| Weyerhaeuser Co | COM | 962166104 | 1406 | 19,900 | SH | Shared |
| Williams Cos Inc | COM | 969457100 | 478 | 18,300 | SH | Shared |
| Williams Partners LP | COM | 96950F104 | 12550 | 324,300 | SH | Shared |
| Wisconsin Energy Group | COM | 976657106 | 1946 | 41,000 | SH | Shared |
| Xcel Energy Inc | COM | 98389B100 | 75720 | 3,283,603 | SH | Shared |
| YUM! Brands | COM | 988498101 | 635 | 10,800 | SH | Shared |
| iStar Financial | COM | 45031U101 | 162488 | 3,397,900 | SH | Shared |
| Crescent Real Estate Pr.A | PFD | 225756204 | 53061 | 2,425,100 | SH | Shared |
| HSBC Holdings PLC 6.20% (HBC A) | PFD | 404280604 | 536 | 21,100 | SH | Shared |
| Royal Bank of Scotland Pr.H | PFD | 780097879 | 3034 | 120,000 | SH | Shared |
| Royal Bank of Scotland Pr.K | PFD | 780097820 | 764 | 30,600 | SH | Shared |

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294 Data Records
20,255,865 Value Total
01 Other Manager on whose behalf report is filed