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COHEN & STEERS INC
Form 13F-HR
May 14, 2008

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, 2008
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: 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, 2008

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: 366

Form 13F Information Table Value Total: 16,069,978 (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

| ITEM 1: | ITEM 2: | ITEM 3: | ITEM 4: | ITEM 5: | ITEM 6: | ITEM 7: | |
|----------------------------|----------------------|-----------|--------------------|--------------------|----------------------------|--------------------|-----------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (X\$1000) | SHARES/ PRN AMT | SH/ PRN PUT/ CALL | INVSTMT DSCRETN | OTHER MANAGE |
| 3M Co Common | COM | 88579Y101 | 2,311 | 29,200 | SH | Sole | |
| Abbott Laboratories Common | COM | 002824100 | 18,892 | 342,563 | SH | Sole | |
| Acadia Realty Trust Common | COM | 004239109 | 198 | 8,200 | SH | Sole | |
| ACE Ltd Common | COM | G0070K103 | 8,160 | 148,200 | SH | Sole | |
| ACM Income Fund CEF | COM | 01881E101 | 837 | 101,800 | SH | Sole | |
| Advent Claymore Conv Sec & | COM | 00764C109 | 14,219 | 669,118 | SH | Sole | |
| Advent Claymore Global Con | COM | 007639107 | 6,670 | 494,800 | SH | Sole | |
| Advent/Claymore Enh Gr & I | COM | 00765E104 | 2,853 | 202,749 | SH | Sole | |
| AES Corp Common | COM | 00130H105 | 979 | 58,755 | SH | Sole | |
| Aflac Inc | COM | 001055102 | 20,320 | 312,849 | SH | Sole | |
| AGL Resources Inc | COM | 001204106 | 11,034 | 321,500 | SH | Sole | |
| Alcoa Inc Common | COM | 013817101 | 6,187 | 171,558 | SH | Sole | |
| Alexandria Real Estate Equ | COM | 015271109 | 6,389 | 68,900 | SH | Sole | |
| Allegheny Energy, Inc. | COM | 017361106 | 1,700 | 33,672 | SH | Sole | |
| Alliance World Dollar Gov' | COM | 01879R106 | 552 | 42,100 | SH | Sole | |
| Allstate Corp/The Common | COM | 020002101 | 8,665 | 180,300 | SH | Sole | |
| Alpine Total Dynamic Div F | COM | 021060108 | 3,598 | 223,453 | SH | Sole | |
| Altria Group Inc Common | COM | 02209S103 | 4,872 | 219,433 | SH | Sole | |
| AMB Property Corp Common | COM | 00163T109 | 58,424 | 1,073,546 | SH | Sole | |
| Ameren Corp Common | COM | 023608102 | 46,251 | 1,050,200 | SH | Sole | |
| America Movil SAB de CV AD | COM | 02364W105 | 3,726 | 58,500 | SH | Sole | |
| American Campus Communitie | COM | 024835100 | 48,316 | 1,765,957 | SH | Sole | |

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|----------------------------|-----|-----------|---------|-----------|----|------|
| American Electric Power Co | COM | 025537101 | 26,046 | 625,661 | SH | Sole |
| American International Gro | COM | 026874107 | 11,247 | 260,037 | SH | Sole |
| American Tower Corporation | COM | 029912201 | 944 | 24,073 | SH | Sole |
| Apache Corp Common | COM | 037411105 | 5,231 | 43,300 | SH | Sole |
| Apartment Invt & Mgmt | COM | 03748R101 | 264,385 | 7,383,014 | SH | Sole |
| Archer Daniels Midland Com | COM | 039483102 | 7,609 | 184,879 | SH | Sole |
| AT&T Common | COM | 00206R102 | 19,862 | 518,604 | SH | Sole |
| Atmos Energy Corp Common | COM | 049560105 | 5,368 | 210,500 | SH | Sole |
| AvalonBay Communities Inc | COM | 053484101 | 390,664 | 4,047,498 | SH | Sole |
| Baker Hughes Inc Common | COM | 057224107 | 4,925 | 71,900 | SH | Sole |
| Bank of America Corp Commo | COM | 060505104 | 21,017 | 554,399 | SH | Sole |
| Barclays Bank 7.10% (BCS A | PFD | 06739H776 | 849 | 35,100 | SH | Sole |
| Barclays Bank PLC 6.625% (| PFD | 06739F390 | 515 | 21,700 | SH | Sole |
| BB&T Corp Common | COM | 054937107 | 2,565 | 80,000 | SH | Sole |
| Becton Dickinson & Co | COM | 075887109 | 472 | 5,500 | SH | Sole |
| Bemis Co Common | COM | 081437105 | 1,729 | 68,000 | SH | Sole |
| BioMed Realty Trust Inc Co | COM | 09063H107 | 183,317 | 7,673,358 | SH | Sole |
| Blackrock Corp HY Fund VI | COM | 09255P107 | 2,839 | 262,100 | SH | Sole |
| Blackrock Corporate High Y | COM | 09255L106 | 2,012 | 309,600 | SH | Sole |
| Blackrock Corporate HY FD | COM | 09255M104 | 400 | 61,300 | SH | Sole |
| Blackrock Floating rt in s | COM | 09255Y108 | 339 | 23,600 | SH | Sole |
| Blackrock Global Enrg & Re | COM | 09250U101 | 8,377 | 279,700 | SH | Sole |
| Blackrock Global Eq Inc Tr | COM | 09255D104 | 961 | 64,585 | SH | Sole |
| Blackrock Health Sciences | COM | 09250W107 | 4,820 | 196,900 | SH | Sole |
| Blackrock Inc. COM | COM | 09247X101 | 4,992 | 24,450 | SH | Sole |
| Blackrock International Gr | COM | 092524107 | 1,464 | 94,300 | SH | Sole |
| Blackrock Ltd Duration Inc | COM | 09249W101 | 2,613 | 176,532 | SH | Sole |
| Blackrock Pfd & Eq Adv Tr | COM | 092508100 | 9,173 | 581,318 | SH | Sole |
| Blackrock Preferred Opport | COM | 09249V103 | 402 | 24,400 | SH | Sole |
| Blackrock Real Asset Equit | COM | 09254B109 | 6,348 | 391,100 | SH | Sole |
| Blackrock World Investment | COM | 09250K103 | 836 | 56,400 | SH | Sole |
| Blackstone Group LP Common | COM | 09253U108 | 3,381 | 212,900 | SH | Sole |
| Boeing Co Common | COM | 097023105 | 9,218 | 123,943 | SH | Sole |
| Boston Properties Inc Comm | COM | 101121101 | 647,836 | 7,036,347 | SH | Sole |
| Brandywine Realty Trust Co | COM | 105368203 | 75,387 | 4,444,977 | SH | Sole |
| BRE Properties Inc Common | COM | 05564E106 | 215,212 | 4,723,711 | SH | Sole |
| Brookfield Properties Co C | COM | 112900105 | 113,238 | 5,864,258 | SH | Sole |
| Calamos Convertible & Inco | COM | 12811P108 | 5,340 | 421,812 | SH | Sole |
| Calamos Global Total Retur | COM | 128118106 | 165 | 10,000 | SH | Sole |
| Calamos Strat Tot Return F | COM | 128125101 | 16,074 | 1,327,300 | SH | Sole |
| Camden Property Trust Comm | COM | 133131102 | 128,651 | 2,562,772 | SH | Sole |
| Capital And Inc Strat Fd I | COM | 09256A109 | 3,670 | 203,200 | SH | Sole |
| Carnival Corp Common | COM | 143658300 | 2,394 | 59,150 | SH | Sole |
| CBL & Associates Propertie | COM | 124830100 | 189 | 8,031 | SH | Sole |
| Cedar Shopping Centers Inc | COM | 150602209 | 25,313 | 2,167,200 | SH | Sole |
| CenterPoint Energy, Inc. C | COM | 15189T107 | 214 | 15,000 | SH | Sole |
| Chevron Corp Common | COM | 166764100 | 13,942 | 163,330 | SH | Sole |
| China Mobile Ltd ADR | COM | 16941M109 | 105 | 1,400 | SH | Sole |
| Citigroup Inc Common | COM | 172967101 | 8,608 | 401,888 | SH | Sole |
| Citizens Communications Co | COM | 17453B101 | 12,478 | 1,189,500 | SH | Sole |
| Cleco Corp Common | COM | 12561W105 | 11,420 | 514,900 | SH | Sole |
| Clough Global Allocation F | COM | 18913Y103 | 2,071 | 109,600 | SH | Sole |
| Clough Global Equity Fund | COM | 18914C100 | 3,220 | 178,900 | SH | Sole |
| Clough Global Opportunitie | COM | 18914E106 | 16,019 | 981,585 | SH | Sole |
| CNOOC Ltd ADR | COM | 126132109 | 301 | 2,050 | SH | Sole |
| Coca-Cola Co/The Common | COM | 191216100 | 2,648 | 43,500 | SH | Sole |
| Colonial Properties Trust | COM | 195872106 | 31,929 | 1,327,656 | SH | Sole |
| Comverge Common | COM | 205859101 | 66 | 6,400 | SH | Sole |
| ConocoPhillips Common | COM | 20825C104 | 12,709 | 166,770 | SH | Sole |
| Consolidated Edison Inc Co | COM | 209115104 | 49,852 | 1,255,700 | SH | Sole |
| Constellation Energy Group | COM | 210371100 | 27,991 | 317,106 | SH | Sole |
| Corning Inc Common | COM | 219350105 | 12,408 | 516,100 | SH | Sole |

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|-----------------------------|-----|-----------|---------|-----------|----|------|
| Corporate Office Propertie | COM | 22002T108 | 3,025 | 90,000 | SH | Sole |
| Costco Wholesale Corp Comm | COM | 22160K105 | 4,905 | 75,500 | SH | Sole |
| Cushing MLP Total Return F | COM | 231631102 | 1,240 | 74,000 | SH | Sole |
| DCP Midstream Partners LP | COM | 23311P100 | 13,021 | 449,000 | SH | Sole |
| Developers Diversified Rea | COM | 251591103 | 388,441 | 9,275,117 | SH | Sole |
| Devon Energy Corp Common | COM | 25179M103 | 14,353 | 137,573 | SH | Sole |
| Diageo PLC ADR | COM | 25243Q205 | 6,782 | 83,400 | SH | Sole |
| DiamondRock Hospitality Co | COM | 252784301 | 54,835 | 4,328,000 | SH | Sole |
| Digital Realty Trust Inc C | COM | 253868103 | 8,632 | 243,152 | SH | Sole |
| Disney Co Common | COM | 254687106 | 11,086 | 353,300 | SH | Sole |
| Dominion Resources Inc/VA | COM | 25746U109 | 54,056 | 1,323,606 | SH | Sole |
| Douglas Emmett Common | COM | 25960P109 | 123,174 | 5,583,588 | SH | Sole |
| Dow 30 Enhanced Preimum & | COM | 260537105 | 8,282 | 543,072 | SH | Sole |
| Dow 30 Prem & Div Inc Fund | COM | 260582101 | 895 | 51,000 | SH | Sole |
| Dow Chemical Co/The Common | COM | 260543103 | 5,970 | 162,000 | SH | Sole |
| DPL Inc Common | COM | 233293109 | 9,600 | 374,402 | SH | Sole |
| DTE Energy Co Common | COM | 233331107 | 15,470 | 397,800 | SH | Sole |
| Duff & Phelps Utility & Co | COM | 26432K108 | 116 | 10,500 | SH | Sole |
| Duke Energy Corp Common | COM | 26441C105 | 148,547 | 8,321,949 | SH | Sole |
| Duncan Energy Partners Com | COM | 265026104 | 2,733 | 147,900 | SH | Sole |
| DuPont Fabros Technology I | COM | 26613Q106 | 40,822 | 2,475,499 | SH | Sole |
| DWS Glbl Commodities Stk C | COM | 23338Y100 | 3,943 | 234,572 | SH | Sole |
| DWS RREEF Real Estate CEF | COM | 233384106 | 3,946 | 232,547 | SH | Sole |
| DWS RREEF Real Estate II C | COM | 23338X102 | 5,306 | 427,900 | SH | Sole |
| EastGroup Properties Inc C | COM | 277276101 | 114,882 | 2,472,718 | SH | Sole |
| Eastman Chemical Company C | COM | 277432100 | 2,186 | 35,000 | SH | Sole |
| Eaton Vance Enh Eqt Inc II | COM | 278277108 | 15,107 | 886,021 | SH | Sole |
| Eaton Vance Enhanced Eq In | COM | 278274105 | 4,622 | 267,953 | SH | Sole |
| Eaton Vance Float Rate Inc | COM | 278279104 | 341 | 24,100 | SH | Sole |
| Eaton Vance Ltd Duration I | COM | 27828H105 | 4,804 | 340,965 | SH | Sole |
| Eaton Vance Senior Floatin | COM | 27828Q105 | 900 | 65,200 | SH | Sole |
| Eaton Vance Short Duration | COM | 27828V104 | 486 | 31,900 | SH | Sole |
| Eaton Vance T/M Buy-Write | COM | 27828X100 | 3,908 | 240,198 | SH | Sole |
| Eaton Vance T/M Buy-Write | COM | 27828Y108 | 11,645 | 732,862 | SH | Sole |
| Eaton Vance TA Gl Div & In | COM | 27828S101 | 9,883 | 442,000 | SH | Sole |
| Eaton Vance Tax Man Glbl B | COM | 27829C105 | 16,101 | 1,012,665 | SH | Sole |
| Eaton Vance Tax Man Glbl C | COM | 27829F108 | 14,909 | 950,226 | SH | Sole |
| Eaton Vance Tax-Adv Dvd In | COM | 27828G107 | 11,720 | 503,200 | SH | Sole |
| Eaton Vance Tax-Mgd Dvsfie | COM | 27828N102 | 22,145 | 1,435,205 | SH | Sole |
| Edison International Commo | COM | 281020107 | 1,034 | 21,086 | SH | Sole |
| Education Realty Trust Inc | COM | 28140H104 | 34,492 | 2,743,968 | SH | Sole |
| EI Du Pont de Nemours & | COM | 263534109 | 4,115 | 88,000 | SH | Sole |
| El Paso Corp Common | COM | 28336L109 | 965 | 58,000 | SH | Sole |
| Eli Lilly and Co Common | COM | 532457108 | 4,344 | 84,200 | SH | Sole |
| Enbridge Energy Partners L | COM | 29250R106 | 952 | 20,000 | SH | Sole |
| Energy Income And Growth F | COM | 292697109 | 2,901 | 132,100 | SH | Sole |
| Energy Transfer Partners L | COM | 29273R109 | 13,445 | 294,400 | SH | Sole |
| EnergySouth Common | COM | 292970100 | 464 | 8,896 | SH | Sole |
| Enhanced S&P 500 Covered C | COM | 29332W107 | 155 | 9,700 | SH | Sole |
| Entery 7.625% CV | PFD | 29364G202 | 4,249 | 65,000 | SH | Sole |
| Entery Corp Common | COM | 29364G103 | 144,809 | 1,327,554 | SH | Sole |
| Enterprise Products Ptnrs | COM | 293792107 | 17,877 | 601,900 | SH | Sole |
| Entertainment Properties T | COM | 29380T105 | 48,267 | 978,435 | SH | Sole |
| Equitable Resources Inc Co | COM | 294549100 | 62,569 | 1,062,288 | SH | Sole |
| Equity Lifestyle Propertie | COM | 29472R108 | 127,403 | 2,580,574 | SH | Sole |
| Equity One Inc Common | COM | 294752100 | 74,540 | 3,109,666 | SH | Sole |
| Equity Residential Common | COM | 29476L107 | 235,383 | 5,673,237 | SH | Sole |
| Essex Property Trust Inc C | COM | 297178105 | 51,772 | 454,225 | SH | Sole |
| Evergreen Global Div Opptn | COM | 30024H101 | 13,391 | 865,000 | SH | Sole |
| Evergreen Income Advantage | COM | 30023Y105 | 3,198 | 303,408 | SH | Sole |
| Exelon Corp Common | COM | 30161N101 | 204,459 | 2,515,804 | SH | Sole |
| Exterran Partners LP Commo | COM | 30225N105 | 5,612 | 193,500 | SH | Sole |

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| Extra Space Storage Inc Co | COM | 30225T102 | 104,890 | 6,478,689 | SH | Sole |
| Exxon Mobil Corp Common | COM | 30231G102 | 17,828 | 210,797 | SH | Sole |
| F&C / Claymore Pfd Sec Inc | COM | 338478100 | 1,336 | 90,000 | SH | Sole |
| F&C / Claymore Total Retur | COM | 338479108 | 359 | 22,900 | SH | Sole |
| Fairpoint Communications I | COM | 305560104 | 11,154 | 1,236,626 | SH | Sole |
| Federal Realty Invs Trust | COM | 313747206 | 340,610 | 4,369,607 | SH | Sole |
| Fiduciary/Claymore Mlp Opp | COM | 31647Q106 | 3,451 | 164,661 | SH | Sole |
| First Industrial Realty Tr | COM | 32054K103 | 12,177 | 394,200 | SH | Sole |
| First Trust/Four Crns SR F | COM | 33733U108 | 256 | 18,800 | SH | Sole |
| FirstEnergy Corp Common | COM | 337932107 | 106,653 | 1,554,269 | SH | Sole |
| Forest City Enterprises In | COM | 345550107 | 65,161 | 1,770,668 | SH | Sole |
| FPL Group Inc Common | COM | 302571104 | 110,589 | 1,762,654 | SH | Sole |
| Franklin Resources Inc Com | COM | 354613101 | 2,464 | 25,400 | SH | Sole |
| Franklin Templeton Ltd Dur | COM | 35472T101 | 610 | 55,800 | SH | Sole |
| Freddie Mac Common | COM | 313400301 | 3,748 | 148,040 | SH | Sole |
| Gabelli Dividend & Income | COM | 36242H104 | 10,368 | 582,808 | SH | Sole |
| Gabelli Global Deal Fund C | COM | 36245G103 | 1,324 | 82,800 | SH | Sole |
| General Dynamics Corp Comm | COM | 369550108 | 15,191 | 182,219 | SH | Sole |
| General Electric Co Common | COM | 369604103 | 18,645 | 503,780 | SH | Sole |
| General Growth Properties | COM | 370021107 | 694,756 | 18,201,619 | SH | Sole |
| General Mills Inc Common | COM | 370334104 | 2,341 | 39,100 | SH | Sole |
| Glimcher Realty Trust Comm | COM | 379302102 | 62,994 | 5,267,000 | SH | Sole |
| Goldman Sach Group, Inc. | COM | 38141G104 | 2,564 | 15,500 | SH | Sole |
| Gramercy Capital Corp/New | COM | 384871109 | 14,489 | 692,276 | SH | Sole |
| Great Plains Energy Inc Co | COM | 391164100 | 6,241 | 253,200 | SH | Sole |
| H & Q Healthcare Investors | COM | 404052102 | 1,246 | 83,000 | SH | Sole |
| H & Q Life Sciences Invstr | COM | 404053100 | 3,035 | 257,000 | SH | Sole |
| HCC Insurance Holdings Inc | COM | 404132102 | 16,298 | 718,281 | SH | Sole |
| HCP Inc Common | COM | 40414L109 | 192,312 | 5,688,035 | SH | Sole |
| Health Care REIT Inc Commo | COM | 42217K106 | 232,758 | 5,157,516 | SH | Sole |
| Hewlett-Packard Co Common | COM | 428236103 | 4,610 | 100,974 | SH | Sole |
| Highland Credit Strategies | COM | 43005Q107 | 8,033 | 616,921 | SH | Sole |
| Highwoods Properties Inc C | COM | 431284108 | 83,038 | 2,672,600 | SH | Sole |
| HJ Heinz Co Common | COM | 423074103 | 4,528 | 96,400 | SH | Sole |
| Home Properties Inc Common | COM | 437306103 | 223,084 | 4,648,529 | SH | Sole |
| Hospitality Properties Tru | COM | 44106M102 | 88,832 | 2,611,164 | SH | Sole |
| Host Hotels & Resorts Comm | COM | 44107P104 | 302,446 | 18,997,900 | SH | Sole |
| HSBC Holdings PLC ADR | COM | 404280406 | 7,144 | 86,800 | SH | Sole |
| ING Clarion Global Real Es | COM | 44982G104 | 9,497 | 672,113 | SH | Sole |
| ING Clarion Real Estate In | COM | 449788108 | 1,242 | 109,500 | SH | Sole |
| ING Global Advntge & Premi | COM | 44982N109 | 5,575 | 338,300 | SH | Sole |
| ING Global Eqty Div & Prem | COM | 45684E107 | 3,432 | 206,844 | SH | Sole |
| ING Risk Managed Natural R | COM | 449810100 | 9,625 | 584,031 | SH | Sole |
| Inland Real Estate Corp Co | COM | 457461200 | 58,019 | 3,814,574 | SH | Sole |
| Intel Corp Common | COM | 458140100 | 9,978 | 471,101 | SH | Sole |
| International Business Mac | COM | 459200101 | 9,163 | 79,583 | SH | Sole |
| iStar Financial Inc Common | COM | 45031U101 | 10,779 | 768,300 | SH | Sole |
| ITC Holdings Corp Common | COM | 465685105 | 13,874 | 266,500 | SH | Sole |
| JM Smucker Company Common | COM | 832696405 | 354 | 7,000 | SH | Sole |
| John Han Bk & Thrift Opp F | COM | 409735107 | 3,860 | 658,660 | SH | Sole |
| John Hancock Preferred Inc | COM | 41013W108 | 561 | 29,800 | SH | Sole |
| John Hancock Preferred Inc | COM | 41013X106 | 948 | 49,900 | SH | Sole |
| John Hancock T/A Dvd Incom | COM | 41013V100 | 11,222 | 732,000 | SH | Sole |
| Johnson & Johnson Common | COM | 478160104 | 15,396 | 237,336 | SH | Sole |
| JPMorgan Chase & Co Co | COM | 46625H100 | 16,008 | 372,694 | SH | Sole |
| Kayne Anderson Energy Tot | COM | 48660P104 | 3,992 | 157,332 | SH | Sole |
| Kilroy Realty Corp Common | COM | 49427F108 | 82,880 | 1,687,669 | SH | Sole |
| Kimberly-Clark Corp Common | COM | 494368103 | 3,550 | 55,000 | SH | Sole |
| Kimco Realty Corp Common | COM | 49446R109 | 104,516 | 2,668,266 | SH | Sole |
| Kinder Morgan Energy Partn | COM | 494550106 | 15,455 | 282,592 | SH | Sole |
| Korea Electric Power Corp | COM | 500631106 | 481 | 32,000 | SH | Sole |
| Kraft Foods Inc Common | COM | 50075N104 | 8,501 | 274,126 | SH | Sole |

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| Lafarge SA Spon ADR | COM | 505861401 | 100 | 2,300 | SH | Sole |
| LaSalle Hotel Properties C | COM | 517942108 | 121,875 | 4,242,047 | SH | Sole |
| Leggett & Platt Common | COM | 524660107 | 1,125 | 73,800 | SH | Sole |
| Liberty All Star Equity Fu | COM | 530158104 | 3,112 | 487,086 | SH | Sole |
| Liberty All-Star Growth Fd | COM | 529900102 | 828 | 175,000 | SH | Sole |
| Liberty Property Trust Com | COM | 531172104 | 289,500 | 9,305,675 | SH | Sole |
| LMP Cap & Inc CEF CEF | COM | 50208A102 | 8,950 | 556,259 | SH | Sole |
| Lockheed Martin Corp Commo | COM | 539830109 | 7,438 | 74,900 | SH | Sole |
| Macerich Co/The Common | COM | 554382101 | 645,333 | 9,183,602 | SH | Sole |
| Mack-Cali Realty Corp Comm | COM | 554489104 | 278,986 | 7,812,557 | SH | Sole |
| Madison/Claymore Covered C | COM | 556582104 | 1,067 | 100,489 | SH | Sole |
| Magellan Midstream Partner | COM | 559080106 | 8,015 | 197,900 | SH | Sole |
| Maguire Properties Inc Com | COM | 559775101 | 87,096 | 6,086,411 | SH | Sole |
| Masco Corp Common | COM | 574599106 | 2,286 | 115,300 | SH | Sole |
| Mattel Inc Common | COM | 577081102 | 2,965 | 149,000 | SH | Sole |
| McDonald's Corp Common | COM | 580135101 | 4,352 | 78,039 | SH | Sole |
| Medtronic Common | COM | 585055106 | 16,476 | 340,625 | SH | Sole |
| Merck and Co Inc Common | COM | 589331107 | 6,938 | 182,829 | SH | Sole |
| Merrill Lynch Common | COM | 590188108 | 3,699 | 90,800 | SH | Sole |
| Merrill Lynch Debt Strateg | COM | 09255R103 | 438 | 83,300 | SH | Sole |
| MFS Intermediate Income Tr | COM | 55273C107 | 747 | 117,500 | SH | Sole |
| MFS Mutimarket Inc. Trust | COM | 552737108 | 512 | 90,000 | SH | Sole |
| Microchip Technology Inc C | COM | 595017104 | 11,657 | 356,148 | SH | Sole |
| Microsoft Common | COM | 594918104 | 13,788 | 485,815 | SH | Sole |
| Mid-America Apartment Comm | COM | 59522J103 | 83,323 | 1,671,800 | SH | Sole |
| Mirant Corp Common | COM | 60467R100 | 473 | 13,000 | SH | Sole |
| Mission West Properties Co | COM | 605203108 | 20,167 | 2,134,076 | SH | Sole |
| MLP & Strategic Equity Fun | COM | 55312N106 | 3,238 | 232,803 | SH | Sole |
| Monsanto Co Common | COM | 61166W101 | 10,741 | 96,334 | SH | Sole |
| Morgan Stanley Common | COM | 617446448 | 5,114 | 111,900 | SH | Sole |
| MS Emerging Mkts Domestic | COM | 617477104 | 1,363 | 78,600 | SH | Sole |
| Nasdaq Premium Income & Gr | COM | 63110R105 | 7,367 | 482,500 | SH | Sole |
| National Fuel Gas Co Commo | COM | 636180101 | 2,464 | 52,200 | SH | Sole |
| National Retail Properties | COM | 637417106 | 20,599 | 934,200 | SH | Sole |
| Nationwide Health Properti | COM | 638620104 | 236,724 | 7,014,033 | SH | Sole |
| Neuberger Berman Dvd Adv F | COM | 64127J102 | 2,514 | 163,700 | SH | Sole |
| Neuberger Berman Income Op | COM | 64126L108 | 1,296 | 124,600 | SH | Sole |
| Neuberger Berman Real Esta | COM | 64190A103 | 6,962 | 671,329 | SH | Sole |
| Newell Rubbermaid Inc Comm | COM | 651229106 | 1,647 | 72,000 | SH | Sole |
| NFJ Dvd Interest & Pr Stra | COM | 65337H109 | 11,685 | 528,000 | SH | Sole |
| Nicholas Applegate Eq & Cv | COM | 65370K100 | 3,812 | 189,650 | SH | Sole |
| Nicholas-Applegate Conv. & | COM | 65370F101 | 1,957 | 169,300 | SH | Sole |
| Nicholas-Applegate Conv. & | COM | 65370G109 | 5,155 | 468,604 | SH | Sole |
| Nicholas-Applegate Intl & | COM | 65370C108 | 1,707 | 84,500 | SH | Sole |
| Nike Inc Common | COM | 654106103 | 13,698 | 201,437 | SH | Sole |
| Nokia OYJ ADR | COM | 654902204 | 3,098 | 97,300 | SH | Sole |
| Nordstrom Inc Common | COM | 655664100 | 6,016 | 184,540 | SH | Sole |
| Norfolk Southern Corporati | COM | 655844108 | 2,466 | 45,400 | SH | Sole |
| Northeast Utilities Common | COM | 664397106 | 16,249 | 662,145 | SH | Sole |
| NRG Energy Common | COM | 629377508 | 981 | 25,166 | SH | Sole |
| NSTAR Common | COM | 67019E107 | 25,866 | 850,013 | SH | Sole |
| Nuveen Diversified Dividen | COM | 6706EP105 | 4,404 | 340,897 | SH | Sole |
| Nuveen Equity Premium Inco | COM | 6706ER101 | 587 | 38,754 | SH | Sole |
| Nuveen Floating Rate Inc O | COM | 6706EN100 | 419 | 41,000 | SH | Sole |
| Nuveen Global Value Oppty | COM | 6706EH103 | 2,357 | 130,100 | SH | Sole |
| Nuveen Real Estate Income | COM | 67071B108 | 4,251 | 272,705 | SH | Sole |
| Nuveen Tax-Adv Tot Ret Str | COM | 67090H102 | 1,265 | 70,500 | SH | Sole |
| OGE Energy Corp Common | COM | 670837103 | 26,638 | 854,600 | SH | Sole |
| Old Mutual Claymore Long-S | COM | 68003N103 | 1,227 | 91,079 | SH | Sole |
| Omega Healthcare Investors | COM | 681936100 | 31,439 | 1,811,000 | SH | Sole |
| Oneok Inc Common | COM | 682680103 | 4,383 | 98,200 | SH | Sole |
| Paccar Inc Common | COM | 693718108 | 3,823 | 84,950 | SH | Sole |

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|----------------------------|--------|-----------|---------|-----------|----|------|
| Parkway Properties Inc/Md | COM | 70159Q104 | 45,220 | 1,223,473 | SH | Sole |
| Pepco Holdings Inc Common | COM | 713291102 | 59,204 | 2,395,000 | SH | Sole |
| PepsiCo, Inc. | COM | 713448108 | 3,546 | 49,110 | SH | Sole |
| Petro-Canada Common | COM | 71644E102 | 5,335 | 122,900 | SH | Sole |
| Pfizer Inc Common | COM | 717081103 | 7,474 | 357,134 | SH | Sole |
| PG&E Corp Common | COM | 69331C108 | 57,497 | 1,561,562 | SH | Sole |
| PIMCO Corporate Opportunit | COM | 72201B101 | - | 1 | SH | Sole |
| PIMCO Global StocksPLUS & | COM | 722011103 | 1,805 | 81,300 | SH | Sole |
| Pinnacle West Capital Corp | COM | 723484101 | 32,277 | 920,100 | SH | Sole |
| Pioneer Diversified High T | COM | 723653101 | 398 | 21,000 | SH | Sole |
| Pioneer Floating Rate Trus | COM | 72369J102 | 340 | 24,500 | SH | Sole |
| Pioneer High Income Trust | COM | 72369H106 | 2,467 | 187,600 | SH | Sole |
| Pitney Bowes Inc Common | COM | 724479100 | 2,416 | 69,000 | SH | Sole |
| Plum Creek Timber co Commo | COM | 729251108 | 82,127 | 2,017,873 | SH | Sole |
| PNC Financial Services Gro | COM | 693475105 | 485 | 7,400 | SH | Sole |
| Post Properties Inc Common | COM | 737464107 | 107 | 2,772 | SH | Sole |
| PPG Industries Inc Common | COM | 693506107 | 1,894 | 31,300 | SH | Sole |
| PPL Corp Common | COM | 69351T106 | 62,004 | 1,350,272 | SH | Sole |
| Preferred & Corp. Inc. Str | COM | 09255J101 | 342 | 23,000 | SH | Sole |
| Procter & Gamble Co Common | COM | 742718109 | 19,555 | 279,076 | SH | Sole |
| Progress Energy Inc Common | COM | 743263105 | 52,402 | 1,256,650 | SH | Sole |
| Prologis Common | COM | 743410102 | 300,167 | 5,099,670 | SH | Sole |
| PS Business Parks Inc Comm | COM | 69360J107 | 79,629 | 1,534,247 | SH | Sole |
| Public Service Enterprise | COM | 744573106 | 116,717 | 2,904,130 | SH | Sole |
| Public Storage Inc Common | COM | 74460D109 | 467,686 | 5,277,452 | SH | Sole |
| Public Storage Inc Series | COM | 74460D729 | 20,746 | 826,200 | SH | Sole |
| Puget Energy Inc | COM | 745310102 | 2,628 | 101,600 | SH | Sole |
| Putnam Premier Income Fund | COM | 746853100 | 1,256 | 207,000 | SH | Sole |
| Qualcomm Inc COM | COM | 747525103 | 2,636 | 64,300 | SH | Sole |
| Questar Corp Common | COM | 748356102 | 1,135 | 20,064 | SH | Sole |
| Ramco-Gershenson Propertie | COM | 751452202 | 16,578 | 785,300 | SH | Sole |
| Real Estate Income Fund CE | COM | 50208C108 | 3,034 | 206,515 | SH | Sole |
| Regency Centers Corp Commo | COM | 758849103 | 377,448 | 5,828,414 | SH | Sole |
| Royal Bank of Scotland 6.7 | PFD | 780097754 | 140 | 6,000 | SH | Sole |
| Royal Bank of Scotland Gro | PFD | 780097739 | 947 | 42,478 | SH | Sole |
| Royal Bank of Scotland Gro | PFD | 780097713 | 7,364 | 300,935 | SH | Sole |
| Royal Bank of Scotland Pfd | PFD | 780097770 | 2,886 | 130,700 | SH | Sole |
| RR Donnelley & Sons Co Com | COM | 257867101 | 1,634 | 53,900 | SH | Sole |
| S & P Covered Call Fund C | COM | 78381P109 | 1,765 | 113,600 | SH | Sole |
| SB Emerging Markets Debt F | COM | 95766A101 | 922 | 53,000 | SH | Sole |
| SCANA Corp Common | COM | 80589M102 | 5,743 | 157,000 | SH | Sole |
| Schlumberger LTD Common | COM | 806857108 | 11,484 | 131,998 | SH | Sole |
| SemGroup Energy Partners L | COM | 81662W108 | 4,267 | 169,000 | SH | Sole |
| Sempra Energy Common | COM | 816851109 | 58,030 | 1,089,151 | SH | Sole |
| Senior Housing Prop Trust | COM | 81721M109 | 132,411 | 5,586,918 | SH | Sole |
| Sierra Pacific Resources C | COM | 826428104 | 526 | 41,664 | SH | Sole |
| Simon Property Group Inc C | COM | 828806109 | 869,178 | 9,355,043 | SH | Sole |
| SL Green Realty Corp Commo | COM | 78440X101 | 519,511 | 6,376,700 | SH | Sole |
| Small Cap Prem & Div Inc F | COM | 83165P101 | 1,723 | 116,000 | SH | Sole |
| Sonoco Products Common | COM | 835495102 | 1,686 | 58,900 | SH | Sole |
| Southern Union Co Common | COM | 844030106 | 498 | 21,397 | SH | Sole |
| Sovran Self Storage Inc Co | COM | 84610H108 | 111,307 | 2,606,110 | SH | Sole |
| Spectra Energy Corp Common | COM | 847560109 | 61,799 | 2,716,455 | SH | Sole |
| Starwood Hotels & Resorts | COM | 85590A401 | 150,673 | 2,911,565 | SH | Sole |
| Strategic Hotel Capital In | COM | 86272T106 | 116,066 | 8,839,777 | SH | Sole |
| Sunamerica Focused Alpha G | COM | 867037103 | 7,266 | 471,500 | SH | Sole |
| Sunstone Hotel Investors I | COM | 867892101 | 81,056 | 5,062,970 | SH | Sole |
| Targa Resources Partners L | COM | 87611X105 | 8,998 | 387,000 | SH | Sole |
| Taubman Centers Inc Common | COM | 876664103 | 125,167 | 2,402,429 | SH | Sole |
| Teco Energy Common | COM | 872375100 | 9,714 | 609,000 | SH | Sole |
| Teekay LNG Partners LP Com | PRTNRS | Y8564M105 | 5,161 | 179,700 | SH | Sole |
| Teekay Offshore Partners L | PRTNRS | Y8565J101 | 4,813 | 207,900 | SH | Sole |

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|----------------------------|--------|-----------|---------|-----------|----|------|
| Teva Pharmaceutical ADR | COM | 881624209 | 9,741 | 210,884 | SH | Sole |
| The Southern Co Common | COM | 842587107 | 133,344 | 3,744,546 | SH | Sole |
| Thomas Properties Group In | COM | 884453101 | 1,392 | 158,536 | SH | Sole |
| Total SA Spon ADR | COM | 89151E109 | 581 | 7,850 | SH | Sole |
| Transocean Inc | COM | G90073100 | 7,801 | 57,697 | SH | Sole |
| UDR INC Common | COM | 902653104 | 232,191 | 9,469,445 | SH | Sole |
| United Parcel Service Inc | COM | 911312106 | 10,753 | 147,260 | SH | Sole |
| United Technologies Corpor | COM | 913017109 | 3,804 | 55,273 | SH | Sole |
| Urstadt Biddle Properties | COM | 917286205 | 25,780 | 1,638,877 | SH | Sole |
| US Bancorp Common | COM | 902973304 | 13,410 | 414,400 | SH | Sole |
| U-Store-It Trust Common | COM | 91274F104 | 58,442 | 5,158,376 | SH | Sole |
| Vectren Corp Common | COM | 92240G101 | 16,479 | 614,167 | SH | Sole |
| Ventas Inc Common | COM | 92276F100 | 413,132 | 9,199,138 | SH | Sole |
| Verizon Communications Inc | COM | 92343V104 | 16,044 | 440,186 | SH | Sole |
| Vornado Realty Trust Commo | COM | 929042109 | 626,622 | 7,268,561 | SH | Sole |
| Wachovia Corp Common | COM | 929903102 | 5,249 | 194,400 | SH | Sole |
| Wal-Mart Stores Inc | COM | 931142103 | 148 | 2,800 | SH | Sole |
| Washington Real Estate Inv | COM | 939653101 | 21,712 | 649,640 | SH | Sole |
| Waste Management Inc Commo | COM | 94106L109 | 2,158 | 64,300 | SH | Sole |
| Weingarten Realty Investor | COM | 948741103 | 2,876 | 83,495 | SH | Sole |
| Wells Fargo & Co Common | COM | 949746101 | 16,150 | 554,987 | SH | Sole |
| Western Asset Emerging Mkt | COM | 95766E103 | 1,449 | 113,400 | SH | Sole |
| Western Asset High Income | COM | 95766J102 | 2,987 | 324,974 | SH | Sole |
| Western Asset Managed Inc | COM | 95766K109 | 1,760 | 311,000 | SH | Sole |
| Western Asset Opportunity | COM | 95766L107 | 3,081 | 562,287 | SH | Sole |
| Western Asset Premier Bond | COM | 957664105 | 116 | 9,300 | SH | Sole |
| Western Asset Worldwide In | COM | 957668106 | 559 | 43,000 | SH | Sole |
| Western Asset/Claymore Inf | COM | 95766R104 | 950 | 79,400 | SH | Sole |
| Williams Cos Inc Common | COM | 969457100 | 1,914 | 58,028 | SH | Sole |
| Williams Partners LP Commo | PRTNRS | 96950F104 | 26,410 | 838,400 | SH | Sole |
| Wisconsin Energy Group Com | COM | 976657106 | 709 | 16,128 | SH | Sole |
| Worthington Industries Com | COM | 981811102 | 4,982 | 295,300 | SH | Sole |
| Xcel Energy Inc Common | COM | 98389B100 | 59,407 | 2,977,809 | SH | Sole |
| Yum! Brands Common | COM | 988498101 | 8,588 | 230,793 | SH | Sole |

366 Data Records

16,069,978 Value Total

01 Other Manager on whose behalf report is filed