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COHEN & STEERS INC
Form 13F-HR
May 14, 2009

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

Institutional Investment Manager Filing this Report:

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

Form 13F File Number: 28-2405

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

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, 2009

Report Type (Check only one.):

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

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: 318

Form 13F Information Table Value Total: 6,364,185 (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	OTHE MANA
Abbott Laboratories	COM	002824100	30,163	632,358	SH		Sole	
Acadia Realty Trust	BOND	004239AB5	773	1,055,000	SH		Sole	
Acadia Realty Trust	COM	004239109	20,989	1,978,273	SH		Sole	
ACE Ltd Common	COM	H0023R105	11,878	294,000	SH		Sole	
ACM Income Fund CEF	COM	01881E101	7,038	985,800	SH		Sole	
Advent Claymore Conv	COM	00764C109	4,161	419,418	SH		Sole	
Advent Claymore Glob	COM	007639107	1,096	222,318	SH		Sole	
Aflac Inc	COM	001055102	1	49	SH		Sole	
Alcoa Inc Common	COM	013817101	2,128	289,858	SH		Sole	
Alexandria Real Esta	COM	015271109	1,425	39,145	SH		Sole	
Allegheny Energy, In	COM	017361106	8,705	375,672	SH		Sole	
Alliance National Mu	COM	01864U106	398	35,100	SH		Sole	
Allstate Corp/The Co	COM	020002101	4,453	232,525	SH		Sole	
Alpine Global Premie	COM	02083A103	1,212	412,253	SH		Sole	
Alpine Total Dynamic	COM	021060108	2,551	444,500	SH		Sole	
Altria Group Inc Com	COM	02209S103	21,702	1,354,708	SH		Sole	
AMB Property Corp Co	COM	00163T109	183,977	12,776,141	SH		Sole	
American Campus Comm	COM	024835100	67,161	3,868,726	SH		Sole	
American Electric Po	COM	025537101	10,223	404,700	SH		Sole	
American Tower Corpoon	COM	029912201	3,109	102,173	SH		Sole	
Annaly Capital Manag	COM	035710409	72	5,222	SH		Sole	
Apache Corp Common	COM	037411105	7,979	124,500	SH		Sole	
Apartment Invt & Mgm	COM	03748R101	53,691	9,797,754	SH		Sole	

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Archer Daniels Midla	COM	039483102	5,717	205,779	SH	Sole
AT&T Common	COM	00206R102	30,103	1,194,582	SH	Sole
Automatic Data Proce	COM	053015103	3,621	103,000	SH	Sole
AvalonBay Communitie	COM	053484101	103,070	2,190,205	SH	Sole
Bank of America Corp	COM	060505104	379	55,600	SH	Sole
Bank Of New York Mel	COM	064058100	15,475	547,800	SH	Sole
Barclays Bank 7.10%	PFD	06739H776	12	1,000	SH	Sole
Barclays Bank 8.125%	PFD	06739H362	13,175	989,050	SH	Sole
Barclays Bank Plc 7	PFD	06739H511	506	40,700	SH	Sole
Becton Dickinson &am	COM	075887109	24,516	364,600	SH	Sole
BioMed Realty Trust	COM	09063H107	38,983	5,758,283	SH	Sole
Blackrock Corp HY Fu	COM	09255P107	2,233	343,100	SH	Sole
Blackrock Corporate	COM	09255L106	955	234,100	SH	Sole
Blackrock Corporate	COM	09255N102	1,027	158,400	SH	Sole
Blackrock Corporate	COM	09255M104	905	231,900	SH	Sole
BlackRock Debt Strat	COM	09255R103	941	470,500	SH	Sole
Blackrock Floating r	COM	09255Y108	432	53,900	SH	Sole
Blackrock Global Enr	COM	09250U101	3,065	200,300	SH	Sole
Blackrock Health Sci	COM	09250W107	3,763	200,900	SH	Sole
Blackrock Inc. COM	COM	09247X101	16,164	124,300	SH	Sole
Blackrock Ltd Durati	COM	09249W101	5,395	439,698	SH	Sole
Blackrock Pfd & Eq A	COM	092508100	492	77,718	SH	Sole
Blackrock Preferred	COM	09249V103	170	30,400	SH	Sole
Blackrock Real Asset	COM	09254B109	3,203	453,700	SH	Sole
Boeing Co Common	COM	097023105	9,780	274,868	SH	Sole
Boston Properties InCV	BOND	10112RAK0	2,351	3,000,000	SH	Sole
Boston Properties In	COM	101121101	239,811	6,845,859	SH	Sole
Brandywine Realty Tr	COM	105368203	293	102,685	SH	Sole
BRE Properties Inc C	COM	05564E106	18,633	949,204	SH	Sole
Brookfield Propertie	COM	112900105	48,119	8,383,038	SH	Sole
Calamos Convertible	COM	12811P108	3,315	406,844	SH	Sole
Calamos Convertible	COM	128117108	917	106,200	SH	Sole
Calamos Strat Tot Re	COM	128125101	6,295	1,106,300	SH	Sole
Camden Property Trus	COM	133131102	24,974	1,157,242	SH	Sole
Cemig SA-Spons ADR C	COM	204409601	266	18,000	SH	Sole
CenterPoint Energy,	COM	15189T107	5,709	547,346	SH	Sole
Central Fund Canada	COM	153501101	1,240	104,000	SH	Sole
Chevron Corp Common	COM	166764100	28,658	426,200	SH	Sole
China Mobile Ltd ADR	COM	16941M109	2,985	68,600	SH	Sole
Cleco Corp Common	COM	12561W105	6,025	277,776	SH	Sole
Clough Global Alloca	COM	18913Y103	245	22,900	SH	Sole
Clough Global Equity	COM	18914C100	2,203	225,500	SH	Sole
Clough Global Opport	COM	18914E106	8,614	936,285	SH	Sole
CMS Energy Corp Comm	COM	125896100	13,817	1,167,000	SH	Sole
CNOOC Ltd ADR	COM	126132109	538	5,350	SH	Sole
Colgate-Palmolive Co	COM	194162103	9,460	160,400	SH	Sole
Colonial Properties	COM	195872106	8,758	2,298,765	SH	Sole
Consolidated Edison	COM	209115104	8,615	217,500	SH	Sole
Corning Inc Common	COM	219350105	14,095	1,062,200	SH	Sole
Corporate Office Pro	COM	22002T108	7,160	288,382	SH	Sole
Corrections Corp of	COM	22025Y407	516	40,300	SH	Sole
Costco Wholesale Cor	COM	22160K105	4,595	99,200	SH	Sole
Covidien LTD Common	COM	G2552X108	6,545	196,900	SH	Sole
Crown Castle Intl Co	COM	228227104	1,429	70,000	SH	Sole
DCP Midstream Partne	COM	23311P100	1,750	124,471	SH	Sole
DCT Industrial Trust	COM	233153105	12,745	4,020,457	SH	Sole
Developers Diversifi	COM	251591103	59	27,855	SH	Sole
Devon Energy Corp Co	COM	25179M103	18,241	408,173	SH	Sole
Diageo PLC ADR	COM	25243Q205	2,815	62,900	SH	Sole
Digital Realty Trust	COM	253868103	133,253	4,016,062	SH	Sole
Disney Co Common	COM	254687106	11,225	618,100	SH	Sole
Dominion Resources I	COM	25746U109	17,869	576,600	SH	Sole

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Douglas Emmett Commo	COM	25960P109	32,652	4,418,527	SH	Sole
Dow 30 Enhanced Prei	COM	260537105	852	107,772	SH	Sole
Dow Chemical Co/The	COM	260543103	1,767	209,600	SH	Sole
DPL Inc Common	COM	233293109	12,151	539,100	SH	Sole
Duff & Phelps Utilit	COM	26432K108	862	76,100	SH	Sole
Duke Energy Corp Com	COM	26441C105	72,404	5,056,168	SH	Sole
Duncan Energy Partne	COM	265026104	1,048	70,000	SH	Sole
DuPont Fabros Techno	COM	26613Q106	1,770	257,200	SH	Sole
DWS Glbl Commodities	COM	23338Y100	1,019	178,437	SH	Sole
DWS RREEF Real Estat	COM	233384106	479	313,247	SH	Sole
DWS RREEF Real Estat	COM	23338X102	215	500,800	SH	Sole
EastGroup Properties	COM	277276101	50,369	1,794,417	SH	Sole
Eaton Vance Enh Eqt	COM	278277108	4,862	497,158	SH	Sole
Eaton Vance Enhanced	COM	278274105	1,711	166,726	SH	Sole
Eaton Vance Float Ra	COM	278279104	211	25,500	SH	Sole
Eaton Vance Ltd Dura	COM	27828H105	6,558	623,983	SH	Sole
Eaton Vance Senior F	COM	27828Q105	852	102,000	SH	Sole
Eaton Vance Short Du	COM	27828V104	1,448	116,000	SH	Sole
Eaton Vance T/M Buy-	COM	27828X100	2,496	219,493	SH	Sole
Eaton Vance T/M Buy-	COM	27828Y108	7,552	715,906	SH	Sole
Eaton Vance TA Gl Di	COM	27828S101	3,561	444,600	SH	Sole
Eaton Vance TA GL Di	COM	27828U106	1,151	103,500	SH	Sole
Eaton Vance Tax Man	COM	27829C105	9,787	1,040,065	SH	Sole
Eaton Vance Tax Man	COM	27829F108	12,897	1,499,626	SH	Sole
Eaton Vance Tax-Adv	COM	27828G107	4,718	528,900	SH	Sole
Eaton Vance Tax-Mgd	COM	27828N102	15,668	1,605,305	SH	Sole
Education Realty Tru	COM	28140H104	12,107	3,468,950	SH	Sole
El Paso Corp Common	COM	28336L109	123	19,700	SH	Sole
Enbridge Energy Comm	COM	29250R106	3,960	132,318	SH	Sole
Energy Income And Gr	COM	292697109	1,271	69,700	SH	Sole
Energy Transfer Equi	COM	29273V100	2,863	135,500	SH	Sole
Energy Transfer Part	COM	29273R109	9,029	244,765	SH	Sole
Entergy Corp Common	COM	29364G103	38,209	561,154	SH	Sole
Enterprise GP Holdin	PRTNRS	293716106	2,828	125,000	SH	Sole
Enterprise Products	COM	293792107	12,113	544,400	SH	Sole
EQT Corp Common	COM	26884L109	5,887	187,917	SH	Sole
Equity Lifestyle Pro	COM	29472R108	87,499	2,296,578	SH	Sole
Equity Residential C	COM	29476L107	175,457	9,561,695	SH	Sole
Essex Property Trust	COM	297178105	46,897	817,882	SH	Sole
Evergreen Global Div	COM	30024H101	7,584	941,000	SH	Sole
Evergreen Income Adv	COM	30023Y105	1,309	210,400	SH	Sole
Evergreen Managed In	COM	30024Y104	1,787	172,800	SH	Sole
Evergreen Util & Hig	COM	30034Q109	1,876	199,108	SH	Sole
Exelon Corp Common	COM	30161N101	71,699	1,579,599	SH	Sole
Exterran Partners LP	COM	30225N105	300	25,178	SH	Sole
Extra Space Storage	COM	30225T102	16,818	3,052,149	SH	Sole
Exxon Mobil Corp Com	COM	30231G102	32,221	473,147	SH	Sole
F&C / Claymore Pfd S	COM	338478100	1,879	293,600	SH	Sole
F&C / Claymore Total	COM	338479108	961	143,400	SH	Sole
Federal Realty Invs	COM	313747206	179,755	3,907,716	SH	Sole
Fiduciary/Claymore M	COM	31647Q106	665	49,661	SH	Sole
First Trust Aberdeen	COM	33731K102	401	37,500	SH	Sole
First Trust Aberdeen	COM	337319107	831	79,600	SH	Sole
First Trust/Four Crn	COM	33733U108	532	66,104	SH	Sole
FirstEnergy Corp Com	COM	337932107	28,312	733,454	SH	Sole
FPL Group Inc Common	COM	302571104	73,265	1,444,215	SH	Sole
Franklin Resources I	COM	354613101	4,455	82,700	SH	Sole
Franklin Templeton L	COM	35472T101	1,524	170,900	SH	Sole
Gabelli Dividend & I	COM	36242H104	5,935	710,794	SH	Sole
Gabelli Global Deal	COM	36245G103	1,145	92,400	SH	Sole
General American Inv	COM	368802104	1,922	125,200	SH	Sole
General Dynamics Cor	COM	369550108	18,604	447,319	SH	Sole

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General Electric Co	COM	369604103	10,801	1,068,385	SH	Sole
Goldman Sach Group,	COM	38141G104	12,227	115,330	SH	Sole
Google Inc CL A Comm	COM	38259P508	1,497	4,300	SH	Sole
Great Plains Energy	COM	391164100	1,747	129,697	SH	Sole
H & Q Healthcare Inv	COM	404052102	2,179	216,400	SH	Sole
H & Q Life Sciences	COM	404053100	1,713	219,600	SH	Sole
Harris Corp Common	COM	413875105	17,248	596,000	SH	Sole
HCC Insurance Holdin	COM	404132102	20,842	827,381	SH	Sole
HCP Common	COM	40414L109	208,159	11,661,573	SH	Sole
Health Care REIT Inc	COM	42217K106	68,684	2,245,268	SH	Sole
Health Care REIT Inc	PFD	42217K502	443	20,000	SH	Sole
Hewlett-Packard Co C	COM	428236103	4,715	147,074	SH	Sole
Highland Credit Stra	COM	43005Q107	227	49,000	SH	Sole
Highwoods Properties	COM	431284108	40,795	1,904,551	SH	Sole
Home Properties Inc	COM	437306103	78,832	2,572,006	SH	Sole
Hospitality Properti	COM	44106M102	14,838	1,236,465	SH	Sole
Host Hotels & Resort	COM	44107P104	51,447	13,124,772	SH	Sole
HSBC Holdings PLC 6.	PFD	404280604	295	19,850	SH	Sole
HSBC Holdings PLC AD	COM	404280406	1,277	45,246	SH	Sole
ING Asia Pacific Hig	COM	44983J107	378	31,893	SH	Sole
ING Clarion Global R	COM	44982G104	2,637	831,713	SH	Sole
ING Global Advntge &	COM	44982N109	4,002	342,900	SH	Sole
ING Global Eqty Div	COM	45684E107	2,229	241,744	SH	Sole
ING Risk Managed Nat	COM	449810100	3,378	246,231	SH	Sole
Inland Real Estate C	COM	457461200	4,882	688,594	SH	Sole
Intel Corp Common	COM	458140100	11,995	797,036	SH	Sole
International Busine	COM	459200101	21,347	220,333	SH	Sole
ITC Holdings Corp Co	COM	465685105	6,408	146,900	SH	Sole
John Hancock Pat Pre	COM	41013T105	1,699	268,900	SH	Sole
John Hancock Preferr	COM	41013W108	1,948	184,296	SH	Sole
John Hancock Preferr	COM	41013X106	2,058	192,200	SH	Sole
John Hancock Preferr	COM	41021P103	1,698	191,829	SH	Sole
Johnson & Johnson Co	COM	478160104	28,475	541,336	SH	Sole
Johnson Controls Com	COM	478366107	660	55,000	SH	Sole
JPMorgan Chase Commo	COM	46625H100	21,166	796,339	SH	Sole
Kilroy Realty Corp C	COM	49427F108	42,581	2,477,069	SH	Sole
Kimco Realty Corp Co	COM	49446R109	13,194	1,731,485	SH	Sole
Kinder Morgan Energy	COM	494550106	13,343	285,592	SH	Sole
Kraft Foods Inc Comm	COM	50075N104	3,273	146,825	SH	Sole
L-3 Communications H	COM	502424104	9,512	140,300	SH	Sole
LaSalle Hotel Proper	COM	517942108	22	3,828	SH	Sole
Liberty All Star Equ	COM	530158104	952	324,986	SH	Sole
Liberty Property Tru	COM	531172104	140,451	7,415,540	SH	Sole
LMP Cap & Inc CEF CE	COM	50208A102	3,320	477,059	SH	Sole
Lockheed Martin Corp	COM	539830109	19,170	277,700	SH	Sole
LTC Properties Inc C	COM	502175102	11,056	630,293	SH	Sole
Macerich Co/The Comm	COM	554382101	29,334	4,686,012	SH	Sole
Mack-Cali Realty Cor	COM	554489104	144,863	7,312,612	SH	Sole
Macquarie Global Inf	COM	55608D101	1,150	122,380	SH	Sole
Magellan Midstream P	COM	559080106	6,370	216,900	SH	Sole
Marathon Oil Corp Co	COM	565849106	17,165	652,900	SH	Sole
Markwest Energy Part	COM	570759100	2,747	237,000	SH	Sole
Mattel Inc Common	COM	577081102	4,296	372,600	SH	Sole
McDonald's Corp Comm	COM	580135101	31,898	584,539	SH	Sole
Medtronic Common	COM	585055106	25,300	858,525	SH	Sole
Merck and Co Inc Com	COM	589331107	892	33,329	SH	Sole
Metlife Inc Common	COM	59156R108	16,811	738,300	SH	Sole
MFS Intermediate Inc	COM	55273C107	1,543	245,300	SH	Sole
MFS Mutimarket Inc.	COM	552737108	2,056	401,600	SH	Sole
Microchip Technology	COM	595017104	13,412	632,948	SH	Sole
Microsoft Common	COM	594918104	23,375	1,272,430	SH	Sole
MLP & Strategic Equi	COM	55312N106	711	69,700	SH	Sole

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Monsanto Co Common	COM	61166W101	16,681	200,734	SH	Sole
Morgan Stanley Commo	COM	617446448	287	12,600	SH	Sole
MS Emerging Mkts Dom	COM	617477104	2,564	282,400	SH	Sole
Nasdaq Premium Incom	COM	63110R105	3,957	411,700	SH	Sole
National Retail Prop	COM	637417106	30,771	1,942,652	SH	Sole
Nationwide Health Pr	COM	638620104	156,381	7,047,404	SH	Sole
Neuberger Berman Dvd	COM	64127J102	217	43,100	SH	Sole
New America High Inc	COM	641876800	826	162,500	SH	Sole
NFJ Dvd Interest & P	COM	65337H109	3,824	382,400	SH	Sole
Nicholas Applegate E	COM	65370K100	732	67,800	SH	Sole
Nicholas-Applegate C	COM	65370F101	2,427	519,700	SH	Sole
Nicholas-Applegate C	COM	65370G109	4,187	1,009,004	SH	Sole
Nike Inc Common	COM	654106103	11,241	239,737	SH	Sole
Nordstrom Inc Common	COM	655664100	3,587	214,140	SH	Sole
Norfolk Southern Cor	COM	655844108	4,917	145,700	SH	Sole
Northeast Utilities	COM	664397106	14,678	679,845	SH	Sole
Northwest Natural Ga	COM	667655104	304	7,000	SH	Sole
NSTAR Common	COM	67019E107	2,016	63,252	SH	Sole
Nuveen Diversified D	COM	6706EP105	1,060	198,451	SH	Sole
Nuveen Equity Premiu	COM	6706ET107	2,427	245,600	SH	Sole
Nuveen Floating Rate	COM	6706EN100	270	51,200	SH	Sole
Nuveen Multi-Currenc	COM	67090N109	1,181	93,800	SH	Sole
Nuveen Real Estate I	COM	67071B108	989	275,525	SH	Sole
OGE Energy Corp Comm	COM	670837103	6,050	254,000	SH	Sole
Omega Healthcare Inv	COM	681936100	78,270	5,558,973	SH	Sole
Oracle Corp Common	COM	68389X105	3,325	184,000	SH	Sole
Pepco Holdings Inc C	COM	713291102	6,112	489,795	SH	Sole
PepsiCo, Inc.	COM	713448108	10,292	199,910	SH	Sole
Petro-Canada Common	COM	71644E102	2,145	80,700	SH	Sole
Pfizer Inc Common	COM	717081103	11,803	866,659	SH	Sole
PG&E Corp Common	COM	69331C108	55,956	1,464,062	SH	Sole
Philip Morris Intern	COM	718172109	1,311	36,833	SH	Sole
Pinnacle West Capita	COM	723484101	3,187	120,000	SH	Sole
Pioneer Diversified	COM	723653101	181	15,300	SH	Sole
Pioneer Floating Rat	COM	72369J102	207	28,300	SH	Sole
Pioneer High Income	COM	72369H106	3,896	485,200	SH	Sole
Plum Creek Timber co	COM	729251108	113,544	3,905,828	SH	Sole
PNC Financial Servic	COM	693475105	428	14,600	SH	Sole
Post Properties Inc	COM	737464107	28	2,772	SH	Sole
PPL Corp Common	COM	69351T106	25,333	882,372	SH	Sole
Praxair Inc Common	COM	74005P104	5,235	77,800	SH	Sole
Preferred & Corp. In	COM	09255J101	135	30,800	SH	Sole
Procter & Gamble Co	COM	742718109	26,501	562,776	SH	Sole
Progress Energy Inc	COM	743263105	26,508	731,050	SH	Sole
Prologis 2.25% 04/01	BOND	743410AQ5	1,467	2,685,000	SH	Sole
Prologis Common	COM	743410102	54,825	8,434,523	SH	Sole
PS Business Parks In	COM	69360J107	32,383	878,762	SH	Sole
Public Service Enter	COM	744573106	38,739	1,314,530	SH	Sole
Public Storage Inc C	COM	74460D109	338,540	6,127,419	SH	Sole
Public Storage Inc S	COM	74460D729	1,774	77,247	SH	Sole
Putnam Managed Muni	COM	746823103	486	89,100	SH	Sole
Putnam Premier Incom	COM	746853100	1,563	368,600	SH	Sole
Qualcomm Inc COM	COM	747525103	16,680	428,700	SH	Sole
Rayonier Inc Common	COM	754907103	36,689	1,214,051	SH	Sole
Realty Income Corp R	COM	756109104	10,406	552,923	SH	Sole
Reaves Utility Inc C	COM	756158101	994	92,200	SH	Sole
Regency Centers Corp	COM	758849103	81,589	3,070,743	SH	Sole
Royal Bank of ScotlaS S)	PFD	780097739	12	2,100	SH	Sole
Royal Bank of ScotlaBS,T)	PFD	780097713	123	19,655	SH	Sole
Royal Bank of Scotla	PFD	780097770	9	1,680	SH	Sole
SBA Communications C	COM	78388J106	951	40,800	SH	Sole
Schlumberger LTD Com	COM	806857108	19,099	470,198	SH	Sole

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Sempra Energy Common	COM	816851109	19,536	422,500	SH	Sole
Senior Housing Prop	COM	81721M109	18,068	1,288,735	SH	Sole
Sierra Pacific Resou	COM	67073Y106	14,994	1,596,880	SH	Sole
Simon Property Group	COM	828806109	466,611	13,470,267	SH	Sole
SL Green Realty Corp	COM	78440X101	27,734	2,568,010	SH	Sole
Sovran Self Storage	COM	84610H108	23,142	1,152,502	SH	Sole
Spectra Energy Corp	COM	847560109	19,280	1,363,555	SH	Sole
Starwood Hotels & Re	COM	85590A401	25,637	2,018,677	SH	Sole
Sunamerica Focused A	COM	867037103	5,101	572,500	SH	Sole
Swiss Helvetia Fund	COM	870875101	673	75,700	SH	Sole
Tanger Factory Outle	COM	875465106	46	1,500	SH	Sole
Taubman Centers Inc	COM	876664103	37,556	2,203,962	SH	Sole
Templeton Global Inc	COM	880198106	1,987	267,400	SH	Sole
Teva Pharmaceutical	COM	881624209	21,690	481,484	SH	Sole
Texas Instruments In	COM	882508104	2,046	123,900	SH	Sole
The Southern Co Comm	COM	842587107	67,282	2,197,300	SH	Sole
Toronto-Dominion Ban	COM	891160509	3,427	99,100	SH	Sole
Total SA Spon ADR	COM	89151E109	2,088	42,550	SH	Sole
Transocean ltd	COM	H8817H100	12,420	211,096	SH	Sole
U-Store-It Trust Com	COM	91274F104	5,708	2,825,888	SH	Sole
UDR INC Common	COM	902653104	80,897	9,395,649	SH	Sole
United Parcel Servic	COM	911312106	9,109	185,060	SH	Sole
United Technologies	COM	913017109	6,037	140,473	SH	Sole
Urstadt Biddle Prope	COM	917286205	8,001	596,174	SH	Sole
US Bancorp Common	COM	902973304	14,901	1,019,900	SH	Sole
Valero Energy Corp C	COM	91913Y100	1,114	62,200	SH	Sole
Ventas Inc Common	COM	92276F100	147,061	6,504,185	SH	Sole
Verizon Communicatio	COM	92343V104	12,441	411,986	SH	Sole
Vornado Realty Trust	COM	929042109	171,043	5,145,737	SH	Sole
Wal-Mart Stores Inc	COM	931142103	21,747	417,400	SH	Sole
Washington Real Esta	COM	939653101	3,268	188,892	SH	Sole
Waste Management Inc	COM	94106L109	707	27,600	SH	Sole
Weingarten Realty In	COM	948741103	23,708	2,490,390	SH	Sole
Wells Fargo & Co Com	COM	949746101	9,132	641,322	SH	Sole
Westar Energy Inc CO	COM	95709T100	4,523	258,000	SH	Sole
Western Asset Emerg	COM	95766A101	866	73,400	SH	Sole
Western Asset Emergi	COM	95766E103	1,011	125,300	SH	Sole
Western Asset Gl Hig	COM	95766B109	906	130,700	SH	Sole
Western Asset High I	COM	95766J102	1,542	281,374	SH	Sole
Western Asset Manage	COM	95766K109	1,934	464,800	SH	Sole
Western Asset Premie	COM	957664105	224	24,600	SH	Sole
Western Asset Worldw	COM	957668106	372	43,000	SH	Sole
Western Asset/Claymo	COM	95766R104	3,807	354,775	SH	Sole
Williams Cos Inc Com	COM	969457100	298	26,178	SH	Sole
Williams Partners LP	PRTNRS	96950F104	5,762	516,300	SH	Sole
Wisconsin Energy Gro	COM	976657106	20,125	488,828	SH	Sole
Xcel Energy Inc Comm	COM	98389B100	20,412	1,095,651	SH	Sole

318 Data Records

6,364,185 Value Total

01 Other Manager on whose behalf report is filed