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COHEN & STEERS INC  
Form 13F-HR  
February 14, 2012

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, 2011  
Check here if Amendment [ ]; Amendment Number:  
This Amendment (Check only one.): [ ] is a restatement.  
[ ] adds new holdings entries.

Institutional Investment Manager Filing this Report:

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

Form 13F File Number: 28-2405

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

This report is not an admission that Cohen & Steers, Inc. or its subsidiaries are the beneficial owners of any securities covered by this report, and Cohen & Steers, Inc. and its subsidiaries expressly disclaim beneficial ownership of all shares reported herein pursuant to Rule 13d-4.

Person Signing this Report on Behalf of Reporting Manager:

Name: Lisa Phelan  
Title: Senior Vice President and Chief Compliance Officer  
Phone: (212) 832-3232

Signature, Place, and Dating of Signing:

/s/ Lisa Phelan    New York, NY    February 14, 2012  
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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:	449
Form 13F Information Table Value Total:	26,616,847 (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

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ PRN CALL	INVESTMENT DISCRETION
Abbott Laboratories	COM	002824100	64,668	1,150,063	SH	SOLE
Acadia Realty Trust	COM	004239109	83,237	4,132,895	SH	SOLE
Accenture Plc	COM	G1151C101	149	2,800	SH	SOLE
Advent Claymore Convertible Sec & Inc	COM	00764C109	657	44,600	SH	SOLE
Advent Claymore Global Convertible	COM	007639107	547	86,900	SH	SOLE
Aflac Inc.	COM	001055102	2,769	64,000	SH	SOLE
AGIC Convertible & Income FD II	COM	001191105	9,003	1,145,480	SH	SOLE
AGIC Convertible & Income Fund	COM	001190107	9,714	1,149,633	SH	SOLE
Alexander's Inc.	COM	014752109	42,636	115,223	SH	SOLE
Alexandria Real Estate Equities	COM	015271109	375,937	5,450,730	SH	SOLE
Alliance National Muni Inc.	COM	01864U106	1,140	77,100	SH	SOLE
AllianceBernstein Global High Income	COM	01879R106	5,166	364,600	SH	SOLE
AllianceBernstein Income Fund	COM	01881E101	10,955	1,357,500	SH	SOLE

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Alpine Global Dynamic Divide	COM	02082E106	12	2,400	SH	SOLE
Alpine Global Premier Properties Fund	COM	02083A103	8,839	1,667,669	SH	SOLE
Alpine Total Dynamic Dividend Fund	COM	021060108	87	19,800	SH	SOLE
American Assets Trust Inc	COM	024013104	100,525	4,901,257	SH	SOLE
American Campus Communities	COM	024835100	4,159	99,111	SH	SOLE
American Electric Power	COM	025537101	44,510	1,077,459	SH	SOLE
American Express Co.	COM	025816109	49,547	1,050,400	SH	SOLE
American Strategic Income Portfolio II	COM	030099105	22	2,700	SH	SOLE
American Water Works Co. Inc.	COM	030420103	20,064	629,753	SH	SOLE
Amgen Inc.	COM	031162100	21,209	330,300	SH	SOLE
Annaly Capital Management In	COM	035710409	7,814	489,600	SH	SOLE
Apache Corp.	COM	037411105	48,526	535,722	SH	SOLE
Apartment Investment & Management Co.	COM	03748R101	309,663	13,516,490	SH	SOLE
Apple Inc.	COM	037833100	39,868	98,440	SH	SOLE
Archer-Daniels-Midland Co.	COM	039483102	23,792	831,879	SH	SOLE
Ashford Hospitality Pr.E	PFD	044103505	12,580	516,641	SH	SOLE
Associated Estates Realty Corp.	COM	045604105	68,174	4,274,247	SH	SOLE
AT&T Inc.	COM	00206R102	88,430	2,924,277	SH	SOLE
Atlas Pipeline Partners LP	COM	049392103	19	519	SH	SOLE
Avago Technologies L	COM	Y0486S104	11,033	382,300	SH	SOLE
Avalonbay Communities Inc	COM	053484101	756,154	5,789,845	SH	SOLE
Bank Of America Corp.	COM	060505104	14,715	2,646,600	SH	SOLE
Bank Of New York Mellon Corp.	COM	064058100	30,645	1,539,200	SH	SOLE
Bankunited Inc	COM	06652K103	1,347	61,239	SH	SOLE
Banner Corporation	COM	06652V208	1,481	86,360	SH	SOLE
Barclays Bank 7.10% (BCS A)	PFD	06739H776	3,627	183,442	SH	SOLE
Barclays Bank 7.75% (BCS C)	PFD	06739H511	11,482	544,692	SH	SOLE
Becton Dickinson & Co.	COM	075887109	6,568	87,900	SH	SOLE
BHP Billiton Ltd - Spon Adr	ADR	088606108	572	8,100	SH	SOLE
BioMed Realty Trust Inc.	COM	09063H107	247,095	13,666,763	SH	SOLE
Blackrock Build Amer Bd	COM	09248X100	724	33,900	SH	SOLE
Blackrock Corporate High Yield Fund 3	COM	09255M104	1,269	179,200	SH	SOLE

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ PRN CALL	INVESTMENT DISCRETION
Blackrock Corporate High Yield Fund 5	COM	09255N102	2,453	209,800	SH	SOLE
Blackrock Corporate High Yield Fund 6	COM	09255P107	1,861	163,531	SH	SOLE
Blackrock Debt Strategies Fund	COM	09255R103	323	83,300	SH	SOLE
BlackRock EcoSolutions Investment Trust	COM	092546100	10	1,300	SH	SOLE

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Blackrock Enh Cap And Inc	COM	09256A109	80	6,500 SH	SOLE
BlackRock Enhanced Dividend Achievers	COM	09251A104	66	9,400 SH	SOLE
Blackrock Global Enrg & Res	COM	09250U101	64	2,600 SH	SOLE
Blackrock International Growth	COM	092524107	74	10,300 SH	SOLE
Blackrock Limited Duration Income Trust	COM	09249W101	1,456	91,200 SH	SOLE
Blackrock Mun Income Trust II	COM	09249N101	2,815	185,100 SH	SOLE
Blackrock Muniholdings Quality	COM	09254A101	777	55,000 SH	SOLE
Blackrock Munivest Fund	COM	09253R105	1,847	177,100 SH	SOLE
Blackrock Muniyield Fund	COM	09253W104	1,690	114,300 SH	SOLE
Blackrock Muniyield Insured	COM	09254E103	2,709	191,600 SH	SOLE
Blackrock Muniyield Qual II	COM	09254G108	1,208	88,200 SH	SOLE
Blackrock Real Asset Equity	COM	09254B109	2,788	261,300 SH	SOLE
Boardwalk Pipeline Partners LP	COM	096627104	34	1,225 SH	SOLE
Boston Properties Inc.	COM	101121101	988,140	9,921,086 SH	SOLE
BRE Properties Inc.	COM	05564E106	275,323	5,454,094 SH	SOLE
Breitburn Energy Partners LP	COM	106776107	19	1,000 SH	SOLE
Bristol-Myers Squibb Co.	COM	110122108	211	6,000 SH	SOLE
Brookdale Senior Living Inc.	COM	112463104	4,064	233,709 SH	SOLE
Brookfield Asset Management Inc	COM	112585104	6,455	234,422 SH	SOLE
Brookfield Properties Corp.	COM	112900105	181,961	11,634,357 SH	SOLE
Buckeye Partners LP	COM	118230101	13,611	212,740 SH	SOLE
Calamos Convertible & High Income Fund	COM	12811P108	586	50,730 SH	SOLE
Calumet Specialty Products Partners LP	COM	131476103	20	1,000 SH	SOLE
Camden Property Trust	COM	133131102	59,286	952,539 SH	SOLE
Campus Crest Communities	COM	13466Y105	33,051	3,285,424 SH	SOLE
Canadian Natl Railway	COM	136375102	1,401	17,800 SH	SOLE
Carnival Corp.	COM	143658300	8,585	263,013 SH	SOLE
Caterpillar Inc.	COM	149123101	2,537	28,000 SH	SOLE
CBL & Associates Properties	COM	124830100	64,142	4,085,463 SH	SOLE
CBRE Clarion Global Real Estate Income	COM	12504G100	3,096	452,612 SH	SOLE
CBRE Group Inc	COM	12504L109	1,966	129,171 SH	SOLE
CenterPoint Energy Inc.	COM	15189T107	22,248	1,107,411 SH	SOLE
Central Fund Canada Cl A	COM	153501101	5,429	276,986 SH	SOLE
Central GoldTrust	COM	153546106	1,515	25,600 SH	SOLE
Chesapeake Midstream Partner	COM	16524K108	25	875 SH	SOLE
Chevron Corp.	COM	166764100	130,822	1,229,530 SH	SOLE
China Mobile Ltd. Sponsored ADR	ADR	16941M109	26,839	553,500 SH	SOLE
Chubb Corp	COM	171232101	63,918	923,400 SH	SOLE
Citigroup Inc.	COM	172967424	38,402	1,459,586 SH	SOLE
Clearbridge Energy Mlp	COM	184692101	1,069	47,620 SH	SOLE
Clough Global Equity Fund	COM	18914C100	3,076	255,700 SH	SOLE

FORM 13F INFORMATION TABLE

COLUMN 1

COLUMN 2

COLUMN 3

COLUMN 4

COLUMN 5

COLUMN 6 CO

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PRN	PUT/ CALL	INVESTMENT DISCRETION	MA
Clough Global Opportunities Fund	COM	18914E106	7,802	738,100	SH		SOLE	
Cogdell Spencer Inc.	COM	19238U107	5,543	1,304,251	SH		SOLE	
Colonial Properties Trust	COM	195872106	127,153	6,095,525	SH		SOLE	
Comerica Inc.	COM	200340107	33,099	1,282,900	SH		SOLE	
Commonwealth REIT Pfd. D	PFD	203233408	50,956	2,511,402	SH		SOLE	
Commonwealth REIT Pr. E	PFD	203233606	47,633	1,945,000	SH		SOLE	
Consumer Discretionary Selt	COM	81369Y407	2,696	69,100	SH		SOLE	
Copano Energy LLC	COM	217202100	73	2,125	SH		SOLE	
Corning Inc.	COM	219350105	3,266	251,600	SH		SOLE	
Corporate Office Properties	COM	22002T108	30,614	1,440,000	SH		SOLE	
Corrections Corp. Of America	COM	22025Y407	1,164	57,119	SH		SOLE	
Costco Wholesale Corp.	COM	22160K105	46,809	561,800	SH		SOLE	
Covidien PLC	COM	G2554F113	60,334	1,340,465	SH		SOLE	
Crown Castle International Corp.	COM	228227104	78,197	1,745,478	SH		SOLE	
CubeSmart	COM	229663109	182,711	17,172,044	SH		SOLE	
Cushing Mlp Total Return Fun	COM	231631102	1,549	174,100	SH		SOLE	
CVS Caremark Corp.	COM	126650100	74,762	1,833,300	SH		SOLE	
DCP Midstream Partners LP	COM	23311P100	36	760	SH		SOLE	
DCT Industrial Trust Inc.	COM	233153105	138,617	27,073,574	SH		SOLE	
DDR Corp.	COM	23317H102	201,086	16,523,109	SH		SOLE	
Delaware Enhanced Global Dividend	COM	246060107	23	2,100	SH		SOLE	
Devon Energy Corp.	COM	25179M103	35,394	570,873	SH		SOLE	
Diamondrock Hospitality Co.	COM	252784301	104,981	10,890,167	SH		SOLE	
Digital Realty Trust Inc.	COM	253868103	365,939	5,488,816	SH		SOLE	
Douglas Emmett Inc.	COM	25960P109	204,931	11,235,263	SH		SOLE	
Dow 30 Enhanced Premium & In	COM	260537105	37	3,600	SH		SOLE	
Dow 30 Prem & Dvd Incm F Inc	COM	260582101	22	1,700	SH		SOLE	
Dow Chemical	COM	260543103	21,176	736,300	SH		SOLE	
Dreyfus High Yield Strategies Fund	COM	26200S101	-	-	SH		SOLE	
Duff & Phelps Utility & Corporate Bond	COM	26432K108	25	2,100	SH		SOLE	
Duke Realty Corp.	COM	264411505	60,364	5,009,500	SH		SOLE	
Dupont Fabros Technology Inc.	COM	26613Q106	209,904	8,666,572	SH		SOLE	
DWS Dreman Value Income Edge	COM	23339M204	30	2,200	SH		SOLE	
DWS High Income Trust	COM	23337C208	13	1,300	SH		SOLE	
DWS Multi-Market Income Trust	COM	23338L108	20	2,000	SH		SOLE	
Eaton Corp	COM	278058102	20,107	461,900	SH		SOLE	
Eaton Vance Enh Eqt Inc Ii	COM	278277108	88	8,600	SH		SOLE	
Eaton Vance Enhanced Eq Incm	COM	278274105	73	7,200	SH		SOLE	
Eaton Vance Floating Rate Income Trust	COM	278279104	8,913	626,346	SH		SOLE	
Eaton Vance Insured Muni Bnd	COM	27827X101	2,854	225,100	SH		SOLE	
Eaton Vance Limited Duration Fund	COM	27828H105	10,255	673,337	SH		SOLE	
Eaton Vance Senior Income Tr	COM	27826S103	4,564	698,887	SH		SOLE	
Eaton Vance Short Duration Dividend	COM	27828V104	26	1,600	SH		SOLE	
Eaton Vance Sr Fltg Rate Trust	COM	27828Q105	4,385	304,926	SH		SOLE	
Eaton Vance T/A Global Dividend Income	COM	27828S101	5,810	475,100	SH		SOLE	
Eaton Vance T/M Buy-Wr In	COM	27828X100	1,877	146,200	SH		SOLE	

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Eaton Vance T/M Buy-Write COM 27828Y108 10,627 906,756 SH SOLE  
Opportunity

FORM 13F INFORMATION TABLE

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PRN	PUT/ CALL	INVESTMENT DISCRETION	MA
Eaton Vance Tax Adv Global Dividend O	COM	27828U106	3,864	227,300	SH		SOLE	
Eaton Vance Tax Man Global Br	COM	27829C105	5,093	495,465	SH		SOLE	
Eaton Vance Tax-Adv Dvd. Inc. Fund	COM	27828G107	11,019	754,751	SH		SOLE	
Eaton Vance Tax-Managed Dividend	COM	27828N102	6,653	750,017	SH		SOLE	
Eaton Vance Tax-Managed Global	COM	27829F108	9,175	1,112,162	SH		SOLE	
Edison International	COM	281020107	25,631	619,116	SH		SOLE	
Education Realty Trust Inc.	COM	28140H104	142,650	13,944,243	SH		SOLE	
El Paso Corp.	COM	28336L109	44	1,650	SH		SOLE	
El Paso Pipeline Partners LP	COM	283702108	84	2,430	SH		SOLE	
Emerson Electric Co	COM	291011104	42,965	922,200	SH		SOLE	
Enbridge Energy Partners LP	COM	29250R106	8,884	267,667	SH		SOLE	
Enbridge Inc	COM	29250N105	67,420	1,802,318	SH		SOLE	
Energy Income & Growth Fund	COM	292697109	6,604	233,780	SH		SOLE	
Energy Select Sector Spdr	COM	81369Y506	5,613	81,200	SH		SOLE	
Energy Transfer Equity Lp	COM	29273V100	91	2,250	SH		SOLE	
Energy Transfer Partners LP	COM	29273R109	57	1,250	SH		SOLE	
Ensco PLC-Spon ADR	ADR	29358Q109	1,126	24,000	SH		SOLE	
Enterprise Products Partners	COM	293792107	40,721	877,989	SH		SOLE	
Entertainment Properties 9% CV (EPR E)	PFD	29380T600	8,191	306,446	SH		SOLE	
Entertainment Properties Trust	COM	29380T105	62,426	1,428,185	SH		SOLE	
Entertainment Property 5.75% CV (EPR C)	PFD	29380T402	8,265	430,000	SH		SOLE	
Equity Lifestyle Properties	COM	29472R108	294,732	4,419,439	SH		SOLE	
Equity One Inc.	COM	294752100	919	54,100	SH		SOLE	
Equity Residential	COM	29476L107	1,457,748	25,561,075	SH		SOLE	
Essex Property Trust Inc.	COM	297178105	133,818	952,374	SH		SOLE	
EV Energy Partner LP	COM	26926V107	58	885	SH		SOLE	
Exelon Corp.	COM	30161N101	45,144	1,040,896	SH		SOLE	
Extra Space Storage Inc.	COM	30225T102	185,912	7,672,811	SH		SOLE	
Exxon Mobil Corp.	COM	30231G102	115,354	1,360,947	SH		SOLE	
Federal Realty Investment Trust	COM	313747206	364,782	4,019,636	SH		SOLE	
Federated Enhanc Treas	COM	314162108	33	2,300	SH		SOLE	
Financial Select Sector SPDR	COM	81369Y605	1,022	78,600	SH		SOLE	
First Industrial Realty Trust	COM	32054K103	90,481	8,844,667	SH		SOLE	
First Trust Aberdeen Global Fund	COM	337319107	3,636	230,700	SH		SOLE	
First Trust Enhanced Equity	COM	337318109	27	2,500	SH		SOLE	

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Inc.						
First Trust/Four Crns Sr F 2	COM	33733U108	290	22,000	SH	SOLE
Firstenergy Corp.	COM	337932107	22,455	506,877	SH	SOLE
Flah & Crum/Claymore Preferred S I	COM	338478100	7,596	435,072	SH	SOLE
Flah & Crum/Claymore Total Return Fund	COM	338479108	5,242	280,300	SH	SOLE
Ford Motor Co	COM	345370860	872	81,000	SH	SOLE
Forest City Enterprises Cl A	COM	345550107	25,054	2,119,604	SH	SOLE
Franklin Resources Inc.	COM	354613101	37,685	392,303	SH	SOLE
Franklin Templeton Ltd Duration Inc Fund	COM	35472T101	1,715	130,500	SH	SOLE
Freeport-Mcmoran Copper	COM	35671D857	3,377	91,800	SH	SOLE
Gabelli Dividend & Income Trust	COM	36242H104	6,840	443,569	SH	SOLE

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Gabelli Equity Trust	COM	362397101	12,564	2,517,800	SH	SOLE
General Dynamics Corp.	COM	369550108	29,547	444,919	SH	SOLE
General Electric Co.	COM	369604103	68,075	3,800,930	SH	SOLE
General Growth Properties	COM	370023103	492,143	32,765,864	SH	SOLE
Global High Income Fund Inc	COM	37933G108	29	2,400	SH	SOLE
Golar LNG Partners LP	COM	Y2745C102	13,319	434,563	SH	SOLE
Goldman Sachs Group Inc.	COM	38141G104	29,761	329,100	SH	SOLE
Google Inc. Cl A	COM	38259P508	17,633	27,300	SH	SOLE
Grupo Aeroportuario	ADR	400506101	2,079	61,590	SH	SOLE
Guggenheim Enhanced Equity Inc	COM	40167B100	13	1,600	SH	SOLE
Guggenheim Strategic Opp Fund	COM	40167F101	936	45,450	SH	SOLE
H & Q Healthcare Investors	COM	404052102	20	1,400	SH	SOLE
H & Q Life Sciences Invstrs	COM	404053100	14	1,200	SH	SOLE
Halliburton Co	COM	406216101	27,360	792,800	SH	SOLE
Harris Corp.	COM	413875105	3,575	99,200	SH	SOLE
HCC Insurance Holdings Inc.	COM	404132102	22,319	811,600	SH	SOLE
Health Care Property Inc.	COM	40414L109	1,103,366	26,632,064	SH	SOLE
Health Care REIT Inc.	COM	42217K106	347,990	6,381,620	SH	SOLE
Healthcare Realty Trust Inc.	COM	421946104	18,932	1,018,400	SH	SOLE
Helios Total Return Fund Inc	COM	42327V109	15	2,700	SH	SOLE
Hersha Hospitality Trust	COM	427825104	120,064	24,603,202	SH	SOLE
Highland Credit Strategies F	COM	43005Q107	53	8,600	SH	SOLE
Highwoods Properties Inc.	COM	431284108	70,640	2,380,872	SH	SOLE
Home Properties Inc.	COM	437306103	109,442	1,901,032	SH	SOLE
Hospitality Properties Trust	COM	44106M102	57,566	2,505,044	SH	SOLE
Host Hotels & Resorts Inc.	COM	44107P104	654,069	44,283,626	SH	SOLE
HSBC Holdings PLC 6.20% (HBC A)	PFD	404280604	31	1,316	SH	SOLE
Hudson Pacific Prop	COM	444097109	66,955	4,728,468	SH	SOLE
Huntington Bancshares 8.5% CV (HBANP)	PFD	446150401	12,282	11,320	SH	SOLE

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Hyatt Hotels Corp CL A	COM	448579102	140,065	3,721,164	SH	SOLE
Inergy LP	COM	456615103	43	1,775	SH	SOLE
Ing Infrastructure Indl	COM	45685U100	3,651	237,200	SH	SOLE
ING Prime Rate Trust	COM	44977W106	1,340	262,715	SH	SOLE
Intel Corp.	COM	458140100	3,514	144,900	SH	SOLE
International Business Machines Corp.	COM	459200101	13,815	75,133	SH	SOLE
Invesco Van Kampen Municipal Opportunity	COM	46132C107	1,549	107,000	SH	SOLE
Invesco Van Kampen Select Sector	COM	46132G108	463	36,450	SH	SOLE
Ishares Silver Trust	COM	46428Q109	1,274	47,300	SH	SOLE
John Hancock Bank and Thrift Opportunity	COM	409735206	37	2,700	SH	SOLE
John Hancock Preferred Income Fund	COM	41013W108	247	11,519	SH	SOLE
John Hancock Preferred Income II	COM	41013X106	1,453	69,623	SH	SOLE
John Hancock Preferred Income III	COM	41021P103	1,803	105,605	SH	SOLE
John Hancock T/A Dividend Income Fund	COM	41013V100	2,103	121,290	SH	SOLE
John Hancock Tax-Advantaged Global	COM	41013P749	19	1,500	SH	SOLE
Johnson & Johnson	COM	478160104	60,788	926,936	SH	SOLE
Johnson Controls Inc.	COM	478366107	27,215	870,600	SH	SOLE
JP Morgan Chase & Co	COM	46625H100	101,529	3,053,494	SH	SOLE

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PRN	PUT/ CALL	INVESTMENT DISCRETION	MA
Kayne Anderson Energy Total Return	COM	48660P104	6,267	247,624	SH		SOLE	
Kayne Anderson MidstreamEnergy	COM	48661E108	2,861	114,700	SH		SOLE	
Kayne Anderson MLP Investment	COM	486606106	2,651	87,300	SH		SOLE	
Keycorp 7.75% CV (KEY G)	PFD	493267405	4,414	41,785	SH		SOLE	
Kilroy Realty Corp.	COM	49427F108	276,956	7,274,911	SH		SOLE	
Kimco Realty Corp.	COM	49446R109	410,309	25,265,342	SH		SOLE	
Kinder Morgan Energy Prtnrs	COM	494550106	28,136	331,212	SH		SOLE	
Kinder Morgan Manage	COM	49455U100	360	4,582	SH		SOLE	
L-3 Communications Holdings	COM	502424104	20,744	311,100	SH		SOLE	
Lazard Global Total Return and Income	COM	52106W103	16	1,200	SH		SOLE	
Lexington Corp Pr C CV	PFD	529043309	9,593	228,449	SH		SOLE	
Lexington Realty Trust	COM	529043101	8,849	1,181,503	SH		SOLE	
Liberty All-Star Equity Fund	COM	530158104	4,348	1,030,286	SH		SOLE	
Liberty All-Star Growth Fd	COM	529900102	9	2,300	SH		SOLE	
Liberty Property Trust	COM	531172104	367,970	11,916,133	SH		SOLE	
Linn Energy Llc-Units	COM	536020100	82	2,160	SH		SOLE	
Lockheed Martin Corp.	COM	539830109	18,558	229,400	SH		SOLE	



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LTC Properties Inc.	COM	502175102	4,669	151,300	SH	SOLE
Mack-Cali Realty Corp.	COM	554489104	124,410	4,661,310	SH	SOLE
Macquarie/Ft Gl Int/Ut Dv In	COM	55607W100	2,411	169,700	SH	SOLE
Magellan Midstream Partners	COM	559080106	88	1,280	SH	SOLE
Managed High Yield Plus Fund Inc	COM	561911108	9	4,300	SH	SOLE
Marathon Petroleum Corp.	COM	56585A102	34,911	1,048,700	SH	SOLE
Market Vectors Gold Miners	COM	57060U100	2,098	40,800	SH	SOLE
MarkWest Energy Partners LP	COM	570759100	70,052	1,272,293	SH	SOLE
McDonald's Corp.	COM	580135101	92,688	923,827	SH	SOLE
Mckesson Corp.	COM	58155Q103	280	3,600	SH	SOLE
MDC Holdings Inc	COM	552676108	819	46,450	SH	SOLE
Merck & Co Inc	COM	58933Y105	69,523	1,844,100	SH	SOLE
MFS Charter Income Trust	COM	552727109	42	4,600	SH	SOLE
MFS Government Markets Income Trust	COM	552939100	19	2,700	SH	SOLE
MFS Intermediate Inc Trust	COM	55273C107	57	9,100	SH	SOLE
MFS Multimarket Income Trust	COM	552737108	1,771	263,500	SH	SOLE
Microsoft Corp.	COM	594918104	21,447	826,151	SH	SOLE
Mid-America Apartment Communities	COM	59522J103	1,301	20,800	SH	SOLE
Morgan Stanley Emerging Markets	COM	617477104	1,265	89,400	SH	SOLE
Mosaic Company	COM	61945C103	308	6,100	SH	SOLE
NASDAQ Premium Income & Growth	COM	63110R105	25	1,900	SH	SOLE
National Retail Properties	COM	637417106	45,436	1,722,376	SH	SOLE
NATL WESTMINSTER 7.76% (NW C)	PFD	638539882	26,280	1,567,095	SH	SOLE
Natural Resource Partners LP	COM	63900P103	51	1,870	SH	SOLE
Neuberger Berman High Yield Strategies	COM	64128C106	29	2,100	SH	SOLE
Neuberger Berman Real Estate	COM	64190A103	33	8,800	SH	SOLE
New America High Income Fund	COM	641876800	9,310	911,891	SH	SOLE
Newmont Mining Corp	COM	651639106	21,430	357,100	SH	SOLE
NextEra Energy Inc	COM	65339F101	112,400	1,846,253	SH	SOLE
NFJ Dividend Interest & Preferred Strategy	COM	65337H109	3,656	228,200	SH	SOLE
Nike Inc. Cl B	COM	654106103	17,684	183,500	SH	SOLE

FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ PRN CALL	INVESTMENT DISCRETION
NiSource Inc.	COM	65473P105	67	2,800	SH	SOLE
Nordstrom Inc.	COM	655664100	39,019	784,940	SH	SOLE
Norfolk Southern Corp.	COM	655844108	36,108	495,587	SH	SOLE
Northrop Grumman Corp.	COM	666807102	3,860	66,000	SH	SOLE
Northwest Natural Gas Co.	COM	667655104	1,436	29,955	SH	SOLE
NuStar Energy LP	COM	67058H102	74	1,300	SH	SOLE
Nuveen Core Equity Alpha Fund	COM	67090X107	20	1,600	SH	SOLE
Nuveen Diversified Dividend	COM	6706EP105	2,671	260,351	SH	SOLE

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And Income					
Nuveen Equity Prem & Growth	COM	6706EW100	24	2,000 SH	SOLE
Nuveen Equity Premium	COM	6706ET107	37	3,200 SH	SOLE
Advantag					
Nuveen Equity Premium Income	COM	6706ER101	65	5,800 SH	SOLE
Nuveen Equity Premium	COM	6706EM102	1,502	131,500 SH	SOLE
Opportunity Fund					
Nuveen Floating rate Income	COM	67072T108	3,463	318,900 SH	SOLE
Nuveen Floating Rate Income	COM	6706EN100	2,222	201,300 SH	SOLE
Opportunity					
Nuveen Global Value Opp Fund	COM	6706EH103	35	2,100 SH	SOLE
Nuveen Inv Quality Muni Fd	COM	67062E103	1,528	97,900 SH	SOLE
Nuveen Mtg Opportunity	COM	670735109	912	44,800 SH	SOLE
Nuveen Mtg Oppty Term F	COM	67074R100	1,155	56,600 SH	SOLE
Nuveen Multi-Currency Short-	COM	67090N109	68	5,600 SH	SOLE
Nuveen Multi-Strategy	COM	67073D102	128	15,900 SH	SOLE
Income & Growth 2					
Nuveen Multi-Strategy	COM	67073B106	89	11,100 SH	SOLE
Income and Growth					
Nuveen Performance Plus Muni	COM	67062P108	1,143	74,800 SH	SOLE
Nuveen Premium Inc Muni Fd 2	COM	67063W102	2,117	141,900 SH	SOLE
Nuveen Quality Preferred Inc	COM	67071S101	41	5,400 SH	SOLE
Nuveen Quality Preferred	COM	67072C105	81	10,400 SH	SOLE
Income Fund II					
Nuveen Real Estate Income	COM	67071B108	3,235	309,839 SH	SOLE
Fund					
Nuveen Senior Income Fund	COM	67067Y104	26	4,000 SH	SOLE
Nuveen Tax-Adv Tot Ret Strat	COM	67090H102	1,491	156,000 SH	SOLE
Nuveen Tax-Advantaged	COM	67073G105	20	1,600 SH	SOLE
Dividend Growth					
Occidental Petroleum Corp.	COM	674599105	68,960	735,967 SH	SOLE
Oiltanking Partners LP	COM	678049107	13,400	479,933 SH	SOLE
ONEOK Partners LP	COM	68268N103	167	2,900 SH	SOLE
Oracle Corp.	COM	68389X105	82,926	3,233,001 SH	SOLE
Orient Express Hotels Ltd.	COM	G67743107	34,395	4,604,381 SH	SOLE
A					
P G & E Corp.	COM	69331C108	79,585	1,930,741 SH	SOLE
Paa Natural Gas Storage Lp	COM	693139107	18	935 SH	SOLE
Parkway Properties Inc.	COM	70159Q104	886	89,880 SH	SOLE
Patterson Companies	COM	703395103	30,775	1,042,500 SH	SOLE
Pebblebrook Hotel Trust	COM	70509V100	30,988	1,615,646 SH	SOLE
Penn Virginia Resource	COM	707884102	61	2,400 SH	SOLE
Partners LP					
Pepsico Inc.	COM	713448108	32,269	486,338 SH	SOLE
Petsmart Inc	COM	716768106	20,726	404,100 SH	SOLE
Pfizer Inc.	COM	717081103	69,371	3,205,684 SH	SOLE
Philip Morris International	COM	718172109	58,161	741,089 SH	SOLE
Piedmont Office Realty Tru-A	COM	720190206	58,525	3,434,559 SH	SOLE
PIMCO Corporate Income Fund	COM	72200U100	59	3,700 SH	SOLE
PIMCO Corporate Opportunity	COM	72201B101	7,026	404,467 SH	SOLE
PIMCO Global Stocksplus & In	COM	722011103	26	1,400 SH	SOLE

FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7
			VALUE	SHRS OR	SH/ PUT/	INVESTMENT

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	(x\$1000)	PRN AMT	PRN CALL	DISCRETION MA
PIMCO High Income Fund	COM	722014107	-	-	SH	SOLE
PIMCO Income Opportunity Fund	COM	72202B100	13,722	544,947	SH	SOLE
PIMCO Income Strategy Fund	COM	72201H108	44	4,200	SH	SOLE
PIMCO Income Strategy Fund II	COM	72201J104	3,848	420,537	SH	SOLE
Pimco Municipal Income Fund II	COM	72200W106	1,116	99,300	SH	SOLE
PIMCO Strategic Global Government Fund	COM	72200X104	46	4,100	SH	SOLE
Pioneer Diversified High Income	COM	723653101	784	40,800	SH	SOLE
Pioneer Floating Rate Trust	COM	72369J102	3,276	262,700	SH	SOLE
Plains All American Pipeline LP	COM	726503105	138	1,875	SH	SOLE
PNC Financial Services Group	COM	693475105	260	4,500	SH	SOLE
Post Properties Inc.	COM	737464107	174,692	3,995,704	SH	SOLE
Potash Corp of Saskatchewan	COM	73755L107	4,752	114,900	SH	SOLE
Potash Corp of Saskatchewan - US	COM	73755L107	21,160	512,600	SH	SOLE
PPL Corp.	COM	69351T106	41,924	1,425,007	SH	SOLE
Procter & Gamble Co.	COM	742718109	72,732	1,090,276	SH	SOLE
ProLogis Inc.	COM	74340W103	721,207	25,225,846	SH	SOLE
Prudential Finl Inc	COM	744320102	70,348	1,403,600	SH	SOLE
PS Business Parks Inc.	COM	69360J107	4,397	79,325	SH	SOLE
Public Service Enterprise Group	COM	744573106	20,376	617,270	SH	SOLE
Public Storage	COM	74460D109	924,445	6,875,243	SH	SOLE
Putnam High Income Securities Fund	COM	746779107	14	1,800	SH	SOLE
Putnam Master Intermediate Income Trust	COM	746909100	44	8,600	SH	SOLE
Putnam Premier Income Trust	COM	746853100	9,484	1,827,353	SH	SOLE
Qualcomm Inc.	COM	747525103	80,518	1,472,000	SH	SOLE
Questar Corp.	COM	748356102	20,990	1,056,883	SH	SOLE
Ramco-Gershenson 7.25% CV Pr.D	PFD	751452608	12,230	288,513	SH	SOLE
Ramco-Gershenson Properties	COM	751452202	13,181	1,340,942	SH	SOLE
Rayonier Inc.	COM	754907103	5,310	118,979	SH	SOLE
Reaves Utility Income Fund	COM	756158101	55	2,100	SH	SOLE
Regency Centers Corp.	COM	758849103	459,097	12,203,536	SH	SOLE
Regency Energy Partners Lp	COM	75885Y107	101	4,075	SH	SOLE
Rentech Nitrogen Partners LP	COM	760113100	9,400	574,894	SH	SOLE
RLJ Lodging Trust	COM	74965L101	67,616	4,017,617	SH	SOLE
Rogers Communications Inc	COM	775109200	11,125	288,600	SH	SOLE
Rose Rock Midstream LP	COM	777149105	6,578	319,620	SH	SOLE
Ross Stores Inc	COM	778296103	41,437	871,800	SH	SOLE
Royal Bank of Canada	COM	780087102	117	2,300	SH	SOLE
Royce Value Trust	COM	780910105	4,605	375,300	SH	SOLE
Sabesp Cia Saneame	ADR	20441A102	13,632	244,954	SH	SOLE
SBA Communications Corp. Cl A	COM	78388J106	1,752	40,773	SH	SOLE
Schlumberger Ltd.	COM	806857108	19,188	280,898	SH	SOLE
Sempra Energy	COM	816851109	52,787	959,766	SH	SOLE
Senior Housing Properties Trust	COM	81721M109	298,548	13,304,290	SH	SOLE
Simon Property Group Inc.	COM	828806109	2,925,438	22,688,367	SH	SOLE
SL Green Realty Corp.	COM	78440X101	483,920	7,261,698	SH	SOLE
Southern Co	COM	842587107	74,794	1,615,778	SH	SOLE

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Sovran Self Storage Inc. COM 84610H108 49,959 1,170,822 SH SOLE

FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7		
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PRN	PUT/ CALL	INVESTMENT DISCRETION	MA
Spdr Gold Trust	COM	78463V107	1,459	9,600	SH		SOLE	
SPDR Trust Series 1	COM	78462F103	4,970	39,600	SH		SOLE	
Special Opportunities F	COM	84741T104	14	1,000	SH		SOLE	
Spectra Energy Corp.	COM	847560109	3,349	108,920	SH		SOLE	
Sprott Physical Gold Tr	COM	85207H104	1,657	120,100	SH		SOLE	
Starwood Hotels & Resorts	COM	85590A401	29,197	608,649	SH		SOLE	
Starwood Property Trust Inc	COM	85571B105	1,959	105,833	SH		SOLE	
Strategic Global Income Fund Inc	COM	862719101	19	1,900	SH		SOLE	
Stratus Properties Inc.	COM	863167201	1,199	152,111	SH		SOLE	
Suburban Propane Partners LP	COM	864482104	43	900	SH		SOLE	
Sunamerica Focused Alpha Gr	COM	867037103	75	4,105	SH		SOLE	
SunAmerica Focused Alpha Large-Cap	COM	867038101	36	2,200	SH		SOLE	
Suncor Energy Inc	COM	867224107	274	9,500	SH		SOLE	
Sunoco Logistics Partners LP	COM	86764L108	56	1,425	SH		SOLE	
Sunstone Hotel Pr. D	PFD	867892507	19,792	873,840	SH		SOLE	
Symantec Corp	COM	871503108	51,877	3,314,800	SH		SOLE	
Syngenta AG -ADR	ADR	87160A100	1,279	21,700	SH		SOLE	
Tanger Factory Outlet Center	COM	875465106	91,827	3,131,899	SH		SOLE	
Targa Resources Corp	COM	87612G101	56	1,375	SH		SOLE	
Targa Resources Partners Lp	COM	87611X105	83	2,231	SH		SOLE	
Target Corp.	COM	87612E106	2,719	53,083	SH		SOLE	
Taubman Centers Inc.	COM	876664103	250,094	4,027,277	SH		SOLE	
TC Pipelines LP	COM	87233Q108	45	955	SH		SOLE	
Templeton Emerg Mkts Inc Fd	COM	880192109	70	4,500	SH		SOLE	
Templeton Global Income Fund	COM	880198106	4,970	525,948	SH		SOLE	
Tesoro Logistics LP	COM	88160T107	14,385	437,246	SH		SOLE	
Teva Pharmaceutical-Sponsored ADR	ADR	881624209	21,753	538,984	SH		SOLE	
Texas Instruments Inc.	COM	882508104	242	8,300	SH		SOLE	
The Macerich Co.	COM	554382101	219,713	4,342,149	SH		SOLE	
The Walt Disney Co.	COM	254687106	80,501	2,146,700	SH		SOLE	
Tiffany & Co New	COM	886547108	10,681	161,200	SH		SOLE	
Tim Hortons Inc	COM	88706M103	21,799	449,700	SH		SOLE	
Tim Hortons Inc.	COM	88706M103	194	4,000	SH		SOLE	
Time Warner Cable In	COM	88732J207	29,166	458,800	SH		SOLE	
Toronto-Dominion Bank	COM	891160509	7,282	97,200	SH		SOLE	
Toronto-Dominion Bank	COM	891160509	15,164	202,700	SH		SOLE	
Tortoise MLP Fund, Inc	COM	89148B101	5,775	224,100	SH		SOLE	
TransCanada Corp	COM	89353D107	62,255	1,423,572	SH		SOLE	
TS&W/Claymore T/A Balanced UDR Inc.	COM	87280R108	21	1,800	SH		SOLE	
United Parcel Service Cl B	COM	902653104	458,622	18,271,782	SH		SOLE	
United Technologies Corp.	COM	911312106	46,151	630,560	SH		SOLE	
United Technologies Corp.	COM	913017109	10,896	149,073	SH		SOLE	
Unitedhealth Group Inc.	COM	91324P102	92,354	1,822,304	SH		SOLE	

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Urstadt Biddle Properties Cl A	COM	917286205	7,343	406,126	SH	SOLE
US Bancorp	COM	902973304	69,115	2,555,072	SH	SOLE
Van Kampen Bond Fund	COM	46132L107	27	1,300	SH	SOLE
Van Kampen Dynamic Credit Op	COM	46132R104	125	11,800	SH	SOLE
Van Kampen Senior Income Trust	COM	46131H107	105	24,500	SH	SOLE
Ventas Inc.	COM	92276F100	683,249	12,393,408	SH	SOLE
Verizon Communications Inc.	COM	92343V104	16,301	406,300	SH	SOLE
Visa Inc.-Class A Shares	COM	92826C839	85,752	844,600	SH	SOLE
Vodafone Group PLC ADR	ADR	92857W209	5,479	195,456	SH	SOLE
Vornado Realty Trust	COM	929042109	847,993	11,032,958	SH	SOLE
Wa/Clay US Infl-Lkd Opportunity & Income Fund	COM	95766R104	55	4,400	SH	SOLE

FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5		COLUMN 6	COLUMN 7
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ CALL	INVESTMENT DISCRETION	MA
Wal-Mart Stores Inc.	COM	931142103	3,610	60,400	SH	SOLE	
Weingarten Realty Investors	COM	948741103	216,428	9,918,791	SH	SOLE	
Wells Fargo & Co.	COM	949746101	62,999	2,285,903	SH	SOLE	
Wells Fargo Advantage Global	COM	94987C103	604	79,600	SH	SOLE	
Wells Fargo Advantage Income Oppty	COM	94987B105	5,412	531,600	SH	SOLE	
Wells Fargo Advantage Multi-sector	COM	94987D101	59	4,000	SH	SOLE	
Wells Fargo Advantage Utilities and High	COM	94987E109	563	50,400	SH	SOLE	
Wells Fargo Co 7.5% (WFC L)	PFD	949746804	33,814	31,765	SH	SOLE	
Western Asset Emerging Marke	COM	95766A101	57	3,000	SH	SOLE	
Western Asset Global Cp	COM	95790C107	2,891	160,611	SH	SOLE	
Western Asset Global High In	COM	95766B109	5,501	436,600	SH	SOLE	
Western Asset High Income Fund II	COM	95766J102	7,683	796,952	SH	SOLE	
Western Asset High Income Opportunity	COM	95766K109	2,737	443,600	SH	SOLE	
Western Asset Premier Bond	COM	957664105	1,002	62,800	SH	SOLE	
Western Asset Worldwide Income	COM	957668106	491	35,631	SH	SOLE	
Western Asset/Claymore Inflation-Linked	COM	95766Q106	28	2,200	SH	SOLE	
Western Gas Partners LP	COM	958254104	63	1,525	SH	SOLE	
Weyerhaeuser Co	COM	962166104	2,595	138,983	SH	SOLE	
Williams Cos Inc.	COM	969457100	55,110	1,668,985	SH	SOLE	
Williams Partners LP	COM	96950F104	106	1,770	SH	SOLE	
Wisconsin Energy Corp.	COM	976657106	84,456	2,415,791	SH	SOLE	
WW Grainger Inc	COM	384802104	6,086	32,510	SH	SOLE	
Xcel Energy Inc.	COM	98389B100	17,369	628,397	SH	SOLE	