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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 DCRETN	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