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COHEN & STEERS INC
Form 13F-HR
August 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: 6/30/2012
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, Inc.

Address: 280 Park Avenue
10th Floor
New York, NY 10017

Form 13F File Number: 028-11197

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 submission.

Persons 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 Date of Signing:

/s/ Lisa Phelan	New York, NY	8/14/2012
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[Signature]	[City, State]	[Date]

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:

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13F File Number Name

028-01190 FRANK RUSSELL COMPANY

Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 2

Form 13F Information Table Entry Total: 395

Form 13F Information Table Value Total: \$ 29,545,278

(In Thousands)

List of Other Included Managers:

Provide a numbered list of the name(s) and 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

01 028-02405 Cohen & Steers Capital Management, Inc.

02 028-14984 Cohen & Steers Europe S.A.

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	56,744	880,163 SH	SOLE	1,
Acadia Realty Trust	COM	004239109	77,573	3,346,547 SH	SOLE	1
Accenture Plc	COM	G1151C101	204	3,400 SH	SOLE	1
Advent Claymore Convertible Sec & Inc Fund	COM	007639107	523	81,600 SH	SOLE	1
Advent Claymore Convertible Sec & Inc Fund	COM	00764C109	627	40,900 SH	SOLE	1
Aflac Inc.	COM	001055102	9,975	234,200 SH	SOLE	1,
AGIC Convertible & Income FD II	COM	001191105	9,750	1,186,080 SH	SOLE	1
AGIC Convertible & Income Fund	COM	001190107	11,374	1,273,733 SH	SOLE	1
Alexander's Inc.	COM	014752109	67,064	155,562 SH	SOLE	1
Alexandria Real Estate Equities	COM	015271109	351,117	4,828,337 SH	SOLE	1,
AllianceBernstein Global	COM	01879R106	4,143	276,400 SH	SOLE	1

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High Income Fund							
AllianceBernstein Income Fund	COM	01881E101	3,490	419,518 SH	SOLE	1	
Alpine Global Premier Properties Fund	COM	02083A103	2,254	356,611 SH	SOLE	1	
American Assets Trust Inc	COM	024013104	134,133	5,531,265 SH	SOLE	1,	
American Campus Communities	COM	024835100	150,202	3,339,307 SH	SOLE	1,	
American Express Co.	COM	025816109	48,035	825,200 SH	SOLE	1,	
American Tower Corp	COM	03027X100	344,219	4,923,748 SH	SOLE	1,	
American Water Works Co. Inc.	COM	030420103	21,757	634,675 SH	SOLE	1	
Amgen Inc.	COM	031162100	18,377	251,600 SH	SOLE	1,	
Annaly Capital Management In	COM	035710409	6,752	402,400 SH	SOLE	1,	
Apache Corp.	COM	037411105	50,009	568,990 SH	SOLE	1,	
Apartment Investment & Management Co.	COM	03748R101	432,677	16,007,293 SH	SOLE	1,	
Apple Inc.	COM	037833100	63,227	108,265 SH	SOLE	1,	
Ashford Hospitality Pr.E	PFD	044103505	13,562	516,641 SH	SOLE	1	
Associated Estates Realty Corp.	COM	045604105	70,526	4,717,483 SH	SOLE	1	
AT&T Inc.	COM	00206R102	72,742	2,039,877 SH	SOLE	1,	
Atlas Pipeline Partners LP	COM	049392103	16	519 SH	SOLE	1	
Atmos Energy Corp.	COM	049560105	3,719	106,031 SH	SOLE	1	
Avago Technologies L	COM	Y0486S104	3,393	94,500 SH	SOLE	1,	
Avalonbay Communities Inc	COM	053484101	734,149	5,189,069 SH	SOLE	1,	
Baker Hughes Inc.	COM	057224107	195	4,735 SH	SOLE	1	
Bank Of New York Mellon Corp.	COM	064058100	27,176	1,238,100 SH	SOLE	1,	
Bankunited Inc	COM	06652K103	2,137	90,648 SH	SOLE	1	
Banner Corporation	COM	06652V208	1,861	84,954 SH	SOLE	1	
Barclays Bank 7.75% (BCS C)	PFD	06739H511	16,760	667,200 SH	SOLE	1	
Barclays Bank 8.125% (BCS D)	PFD	06739H362	35	1,391 SH	SOLE	1	
Becton Dickinson & Co.	COM	075887109	4,507	60,300 SH	SOLE	1,	
BHP Billiton Ltd - Spon Adr	ADR	088606108	438	6,700 SH	SOLE	1	
BioMed Realty Trust Inc.	COM	09063H107	54,811	2,934,228 SH	SOLE	1	
Blackrock Build Amer Bd	COM	09248X100	732	31,800 SH	SOLE	1	
Blackrock Corporate High Yield Fund 5	COM	09255N102	530	41,600 SH	SOLE	1	
Blackrock Corporate High Yield Fund 6	COM	09255P107	882	70,976 SH	SOLE	1	
Blackrock Debt Strategies Fund	COM	09255R103	343	83,300 SH	SOLE	1	
Blackrock Inc.	COM	09247X101	16,132	94,992 SH	SOLE	1,	
Blackrock Limited Duration Income Trust	COM	09249W101	1,729	97,500 SH	SOLE	1	

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COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	CO
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ PRN CALL	INVESTMENT DISCRETION
Blackrock Mun Income Trust II	COM	09249N101	2,032	125,500 SH	SOLE	1
Blackrock Muniholdings	COM	09254A101	369	24,900 SH	SOLE	1

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Quality							
Blackrock Munivest Fund	COM	09253R105	1,252	114,685	SH	SOLE	1
Blackrock Muniyield Fund	COM	09253W104	548	34,088	SH	SOLE	1
Blackrock Muniyield Qual Ii	COM	09254G108	629	44,743	SH	SOLE	1
Blackrock Real Asset Equity	COM	09254B109	2,583	253,200	SH	SOLE	1
Boardwalk Pipeline Partners LP	COM	096627104	34	1,225	SH	SOLE	1
Boston Properties Inc.	COM	101121101	960,191	8,860,307	SH	SOLE	1,
Brandywine Realty Trust	COM	105368203	5,171	419,041	SH	SOLE	1
BRE Properties Inc.	COM	05564E106	61,057	1,220,644	SH	SOLE	1
Breitbart Energy Partners LP	COM	106776107	17	1,000	SH	SOLE	1
Bristol-Myers Squibb Co.	COM	110122108	162	4,500	SH	SOLE	1
Brookdale Senior Living Inc.	COM	112463104	107,277	6,047,161	SH	SOLE	1
Brookfield Asset Management Inc	COM	112585104	7,752	234,422	SH	SOLE	1
Brookfield Properties Corp.	COM	112900105	411,427	23,618,069	SH	SOLE	1,
Buckeye Partners LP	COM	118230101	11,099	212,740	SH	SOLE	1
Calamos Convertible & High Income Fund	COM	12811P108	1,886	150,030	SH	SOLE	1
Calumet Specialty Products Partners LP	COM	131476103	24	1,000	SH	SOLE	1
Camden Property Trust	COM	133131102	64,458	952,539	SH	SOLE	1
Campus Crest Communities	COM	13466Y105	8,695	836,873	SH	SOLE	1
Canadian Natl Railway	COM	136375102	1,267	15,000	SH	SOLE	1
Canadian Natural Resources Ltd	COM	136385101	100	3,741	SH	SOLE	1
Carnival Corp.	COM	143658300	7,540	220,013	SH	SOLE	1,
Caterpillar Inc.	COM	149123101	2,445	28,800	SH	SOLE	1
CBL & Associates Properties	COM	124830100	30,206	1,545,836	SH	SOLE	1,
CBRE Clarion Global Real Estate Income Fund	COM	12504G100	3,214	405,812	SH	SOLE	1
CBRE Group Inc	COM	12504L109	3,075	187,971	SH	SOLE	1
CenterPoint Energy Inc.	COM	15189T107	22,854	1,105,639	SH	SOLE	1
Central Fund Canada Cl A	COM	153501101	5,842	295,186	SH	SOLE	1
Central GoldTrust	COM	153546106	544	9,000	SH	SOLE	1
Chevron Corp.	COM	166764100	103,056	976,830	SH	SOLE	1,
China Mobile Ltd. Sponsored ADR	ADR	16941M109	24,826	454,100	SH	SOLE	1
Chubb Corp	COM	171232101	52,088	715,300	SH	SOLE	1,
Cia De Saneamento Basico ADR	ADR	20441A102	14,742	194,336	SH	SOLE	1
Cisco Systems Inc.	COM	17275R102	23,087	1,344,600	SH	SOLE	1,
Citigroup Inc.	COM	172967424	40,000	1,459,328	SH	SOLE	1,
Clearbridge Energy Mlp	COM	184692101	782	35,420	SH	SOLE	1
Clough Global Equity Fund	COM	18914C100	3,091	255,700	SH	SOLE	1
Clough Global Opportunities Fund	COM	18914E106	8,366	778,200	SH	SOLE	1
Colonial Properties Trust	COM	195872106	179,390	8,102,533	SH	SOLE	1,
Colony Finl Inc	COM	19624R106	2,135	123,382	SH	SOLE	1
Comerica Inc.	COM	200340107	32,156	1,047,100	SH	SOLE	1,
Commonwealth REIT Pfd. D	PFD	203233408	53,519	2,438,197	SH	SOLE	1
Commonwealth REIT Pr. E	PFD	203233606	50,073	1,845,000	SH	SOLE	1
Consumer Discretionary Selt	COM	81369Y407	4,579	104,600	SH	SOLE	1
Copano Energy LLC	COM	217202100	72	2,575	SH	SOLE	1
Coresite Realty Corp	COM	21870Q105	968	37,500	SH	SOLE	1
Corporate Office Properties	COM	22002T108	214,905	9,141,018	SH	SOLE	1,
Costco Wholesale Corp.	COM	22160K105	41,582	437,700	SH	SOLE	1,
Cousins Properties Inc.	COM	222795106	2,863	369,424	SH	SOLE	1

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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	OWNERSHIP
Covidien PLC	COM	G2554F113	55,585	1,038,965	SH		SOLE	1,000,000
Crown Castle International Corp.	COM	228227104	105,796	1,803,543	SH		SOLE	1,000,000
CubeSmart	COM	229663109	156,645	13,422,878	SH		SOLE	1,000,000
CVS Caremark Corp.	COM	126650100	66,394	1,420,800	SH		SOLE	1,000,000
DCP Midstream Partners LP	COM	23311P100	32	760	SH		SOLE	1,000,000
DCT Industrial Trust Inc.	COM	233153105	13,946	2,213,691	SH		SOLE	1,000,000
DDR Corp.	COM	23317H102	105,133	7,181,220	SH		SOLE	1,000,000
Devon Energy Corp.	COM	25179M103	54,182	934,341	SH		SOLE	1,000,000
Diamondrock Hospitality Co.	COM	252784301	128,708	12,618,463	SH		SOLE	1,000,000
Digital Realty Trust Inc.	COM	253868103	548,399	7,305,163	SH		SOLE	1,000,000
Douglas Emmett Inc.	COM	25960P109	67,219	2,909,919	SH		SOLE	1,000,000
Dow Chemical	COM	260543103	16,345	518,900	SH		SOLE	1,000,000
Duke Realty Corp.	COM	264411505	73,339	5,009,500	SH		SOLE	1,000,000
Dupont Fabros Technology Inc.	COM	26613Q106	271,232	9,496,926	SH		SOLE	1,000,000
Eaton Corp	COM	278058102	13,506	340,800	SH		SOLE	1,000,000
Eaton Vance Floating Rate Income Trust	COM	278279104	10,414	674,065	SH		SOLE	1,000,000
Eaton Vance Limited Duration Fund	COM	27828H105	9,950	610,437	SH		SOLE	1,000,000
Eaton Vance Senior Income Tr	COM	27826S103	5,570	793,487	SH		SOLE	1,000,000
Eaton Vance Sr Fltg Rate Trust	COM	27828Q105	5,799	379,026	SH		SOLE	1,000,000
Eaton Vance T/A Global Dividend Income	COM	27828S101	6,634	498,800	SH		SOLE	1,000,000
Eaton Vance T/M Buy-Wr In	COM	27828X100	2,493	185,500	SH		SOLE	1,000,000
Eaton Vance T/M Buy-Write Opportunity	COM	27828Y108	13,118	1,055,356	SH		SOLE	1,000,000
Eaton Vance Tax Adv Global Dividend O	COM	27828U106	4,045	224,500	SH		SOLE	1,000,000
Eaton Vance Tax Man Global Br	COM	27829C105	5,003	477,365	SH		SOLE	1,000,000
Eaton Vance Tax-Adv Dvd. Inc. Fund	COM	27828G107	9,135	571,651	SH		SOLE	1,000,000
Eaton Vance Tax-Managed Dividend	COM	27828N102	13,474	1,485,517	SH		SOLE	1,000,000
Eaton Vance Tax-Managed Global	COM	27829F108	11,534	1,389,662	SH		SOLE	1,000,000
Edison International	COM	281020107	36,134	782,131	SH		SOLE	1,000,000
Education Realty Trust Inc.	COM	28140H104	162,880	14,700,325	SH		SOLE	1,000,000
El Paso Pipeline Partners LP	COM	283702108	64	1,905	SH		SOLE	1,000,000
Eldorado Gold Corp	COM	284902103	317	25,811	SH		SOLE	1,000,000
Emerson Electric Co	COM	291011104	44,703	959,700	SH		SOLE	1,000,000
Enbridge Energy Partners LP	COM	29250R106	8,236	267,667	SH		SOLE	1,000,000
Enbridge Inc	COM	29250N105	70,766	1,774,272	SH		SOLE	1,000,000
Encana Corp	COM	292505104	229	11,000	SH		SOLE	1,000,000
Energy Select Sector Spdr	COM	81369Y506	3,365	50,700	SH		SOLE	1,000,000
Energy Transfer Equity Lp	COM	29273V100	92	2,250	SH		SOLE	1,000,000
Energy Transfer Partners LP	COM	29273R109	55	1,250	SH		SOLE	1,000,000
Ensco PLC	ADR	29358Q109	1,362	29,000	SH		SOLE	1,000,000
Enterprise Products Partners	COM	293792107	44,993	878,092	SH		SOLE	1,000,000
Entertainment Properties 9%	PFD	29380T600	7,656	280,446	SH		SOLE	1,000,000

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CV (EPR E)							
Entertainment Property	PFD	29380T402	8,127	430,000	SH	SOLE	1
5.75% CV (EPR C)							
Equity Lifestyle Properties	COM	29472R108	231,059	3,350,137	SH	SOLE	1,
Equity Residential	COM	29476L107	1,482,679	23,776,126	SH	SOLE	1,
Essex Property Trust Inc.	COM	297178105	258,325	1,678,307	SH	SOLE	1,
EV Energy Partner LP	COM	26926V107	73	1,455	SH	SOLE	1

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ PRN CALL	INVESTMENT DISCRETION	MA
Exelon Corp.	COM	30161N101	35,972	956,200	SH	SOLE	1
Extra Space Storage Inc.	COM	30225T102	201,486	6,584,523	SH	SOLE	1,
Exxon Mobil Corp.	COM	30231G102	94,275	1,101,726	SH	SOLE	1,
Federal Realty Investment Trust	COM	313747206	325,655	3,128,590	SH	SOLE	1,
Financial Select Sector SPDR	COM	81369Y605	1,446	98,900	SH	SOLE	1
First Industrial Realty Trust	COM	32054K103	97,172	7,699,862	SH	SOLE	1,
First Potomac Realty Trust	COM	33610F109	1,374	116,753	SH	SOLE	1
First Trust Aberdeen Global Fund	COM	337319107	3,968	232,200	SH	SOLE	1
First Trust Energy Income and Growth Fund	COM	33738G104	6,058	198,480	SH	SOLE	1
First Trust Strategic High Income Fund II	COM	337353304	1,642	96,400	SH	SOLE	1
First Trust/Four Crns Sr F 2	COM	33733U108	323	22,000	SH	SOLE	1
Firstenergy Corp.	COM	337932107	18,896	384,133	SH	SOLE	1
Flah & Crum/Claymore Preferred S I	COM	338478100	8,438	451,472	SH	SOLE	1
Flah & Crum/Claymore Total Return Fund	COM	338479108	5,334	274,500	SH	SOLE	1
Ford Motor Co	COM	345370860	714	74,500	SH	SOLE	1
Forest City Enterprises Cl A	COM	345550107	470	32,200	SH	SOLE	1,
Franklin Resources Inc.	COM	354613101	18,669	168,203	SH	SOLE	1,
Franklin Templeton Ltd Duration Inc Fund	COM	35472T101	2,015	143,400	SH	SOLE	1
Freeport-Mcmoran Copper	COM	35671D857	2,773	81,400	SH	SOLE	1,
Gabelli Dividend & Income Trust	COM	36242H104	9,490	611,869	SH	SOLE	1
Gabelli Equity Trust	COM	362397101	8,841	1,643,300	SH	SOLE	1
Gabelli Gold Nat Res & Income	COM	36465A109	519	38,698	SH	SOLE	1
GasLog Ltd.	COM	G37585109	19,625	1,933,496	SH	SOLE	1
General Dynamics Corp.	COM	369550108	25,930	393,119	SH	SOLE	1
General Electric Co.	COM	369604103	58,071	2,786,530	SH	SOLE	1,
General Growth Properties	COM	370023103	949,066	52,463,568	SH	SOLE	1,
Genesis Energy LP	COM	371927104	33	1,150	SH	SOLE	1
Glimcher Realty Trust	COM	379302102	24,691	2,415,986	SH	SOLE	1
Golar LNG Partners LP	COM	Y2745C102	13,877	428,317	SH	SOLE	1
Goldcorp Inc	COM	380956409	353	9,397	SH	SOLE	1
Goldman Sachs Group Inc.	COM	38141G104	25,710	268,200	SH	SOLE	1,

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Google Inc. Cl A	COM	38259P508	9,745	16,800	SH	SOLE	1,
Grupo Aeroportuario	ADR	400506101	2,631	66,681	SH	SOLE	1
Harris Corp.	COM	413875105	2,310	55,200	SH	SOLE	1,
HCC Insurance Holdings Inc.	COM	404132102	21,054	670,500	SH	SOLE	1
HCP Inc	COM	40414L109	997,195	22,586,534	SH	SOLE	1,
Health Care REIT Inc.	COM	42217K106	114,655	1,966,633	SH	SOLE	1,
Healthcare Realty Trust Inc.	COM	421946104	47,788	2,004,515	SH	SOLE	1
Hersha Hospitality Trust	COM	427825104	167,027	31,633,960	SH	SOLE	1,
Home Properties Inc.	COM	437306103	79,878	1,301,798	SH	SOLE	1
Hospitality Properties Trust	COM	44106M102	3	131	SH	SOLE	1
Host Hotels & Resorts Inc.	COM	44107P104	811,036	51,266,517	SH	SOLE	1,
Hudson Pacific Prop	COM	444097109	106,488	6,116,472	SH	SOLE	1,
Huntington Bancshares 8.5% CV (HBANP)	PFD	446150401	10,651	9,294	SH	SOLE	1
Hyatt Hotels Corp CL A	COM	448579102	281,613	7,578,391	SH	SOLE	1,
I Shares Gold Trust	COM	464285105	3,625	233,000	SH	SOLE	1
Imperial Oil Ltd	COM	453038408	87	2,082	SH	SOLE	1
Inergy LP	COM	456615103	48	2,575	SH	SOLE	1
Ing Infrastructure Indl	COM	45685U100	3,916	237,200	SH	SOLE	1

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ PRN CALL	INVESTMENT DISCRETION
ING Prime Rate Trust	COM	44977W106	2,940	509,615	SH	SOLE
Intel Corp.	COM	458140100	3,536	132,700	SH	SOLE
International Business Machines Corp.	COM	459200101	7,849	40,133	SH	SOLE
Intrepid Potash Inc	COM	46121Y102	214	9,416	SH	SOLE
Invesco Municipal Premium Inc	COM	46133E102	742	80,900	SH	SOLE
Ishares Silver Trust	COM	46428Q109	1,634	61,300	SH	SOLE
ITC Holdings Corp.	COM	465685105	12,895	187,123	SH	SOLE
John Hancock T/A Dividend Income Fund	COM	41013V100	2,958	161,290	SH	SOLE
Johnson & Johnson	COM	478160104	48,835	722,836	SH	SOLE
Johnson Controls Inc.	COM	478366107	20,311	733,000	SH	SOLE
JP Morgan Chase & Co	COM	46625H100	91,776	2,568,594	SH	SOLE
Kayne Anderson Energy Total Return	COM	48660P104	6,542	247,624	SH	SOLE
Kayne Anderson MidstreamEnergy	COM	48661E108	3,059	114,700	SH	SOLE
Kayne Anderson MLP Investment	COM	486606106	2,240	72,800	SH	SOLE
KB Home	COM	48666K109	238	24,311	SH	SOLE
Keycorp 7.75% CV (KEY G)	PFD	493267405	4,735	42,470	SH	SOLE
Kilroy Realty Corp.	COM	49427F108	256,245	5,293,215	SH	SOLE
Kimco Realty Corp.	COM	49446R109	234,970	12,347,351	SH	SOLE
Kinder Morgan Energy Prtnrs	COM	494550106	26,047	331,477	SH	SOLE
Kinder Morgan Holdco LLC	COM	49456B101	14,691	455,950	SH	SOLE
Kinder Morgan Manage	COM	49455U100	327	4,450	SH	SOLE
Kinross Gold Corp	COM	496902404	176	21,632	SH	SOLE
L-3 Communications Holdings	COM	502424104	25,622	346,200	SH	SOLE

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Lasalle Hotel Properties	COM	517942108	43,366	1,488,180	SH	SOLE	1
Lexington Corp Pr C CV	PFD	529043309	10,152	228,449	SH	SOLE	1
Lexington Realty Trust	COM	529043101	1,750	206,563	SH	SOLE	1
Liberty All-Star Equity Fund	COM	530158104	3,700	820,486	SH	SOLE	1
Liberty Property Trust	COM	531172104	323,669	8,785,806	SH	SOLE	1
Linn Energy Llc-Units	COM	536020100	82	2,160	SH	SOLE	1
Lockheed Martin Corp.	COM	539830109	17,085	196,200	SH	SOLE	1
Mack-Cali Realty Corp.	COM	554489104	110,277	3,793,510	SH	SOLE	1
Macquarie/Ft Gl Int/Ut Dv In	COM	55607W100	1,520	103,172	SH	SOLE	1
Magellan Midstream Partners	COM	559080106	90	1,280	SH	SOLE	1
Marathon Petroleum Corp.	COM	56585A102	32,288	718,800	SH	SOLE	1
Market Vectors Gold Miners	COM	57060U100	3,080	68,800	SH	SOLE	1
Market Vectors Oil Service	COM	57060U191	4,156	116,600	SH	SOLE	1
ETF							
MarkWest Energy Partners LP	COM	570759100	62,015	1,257,649	SH	SOLE	1
McDonald's Corp.	COM	580135101	56,697	640,427	SH	SOLE	1
Mckesson Corp.	COM	58155Q103	263	2,800	SH	SOLE	1
Medical Properties Trust	COM	58463J304	1,203	125,094	SH	SOLE	1
Inc.							
Merck & Co Inc	COM	58933Y105	59,143	1,416,600	SH	SOLE	1
MFS Multimarket Income Trust	COM	552737108	2,038	287,100	SH	SOLE	1
Microsoft Corp.	COM	594918104	20,393	666,651	SH	SOLE	1
Mid-America Apartment	COM	59522J103	225,298	3,301,554	SH	SOLE	1
Communities							
Mission West Properties	COM	605203108	507	58,784	SH	SOLE	1
MLP & Strategic Equity Fund	COM	55312N106	1,784	103,435	SH	SOLE	1
Monsanto Co	COM	61166W101	105	1,274	SH	SOLE	1
Morgan Stanley Emerging	COM	617477104	1,773	112,900	SH	SOLE	1
Markets							
Mosaic Company	COM	61945C103	745	13,600	SH	SOLE	1
Murphy Oil Corp	COM	626717102	247	4,903	SH	SOLE	1

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ PRN CALL	INVESTMENT DISCRETION
NATL WESTMINSTER 7.76% (NW C)	PFD	638539882	32,253	1,446,380	SH	SOLE
Natural Resource Partners LP	COM	63900P103	25	1,150	SH	SOLE
New America High Income Fund	COM	641876800	6,656	649,352	SH	SOLE
Newmont Mining Corp	COM	651639106	3,294	67,900	SH	SOLE
News Corp Ltd	COM	65248E104	8,847	396,900	SH	SOLE
Nexen Inc	COM	65334H102	215	12,724	SH	SOLE
NextEra Energy Inc	COM	65339F101	111,196	1,615,981	SH	SOLE
NFJ Dividend Interest & Preferred Strategy	COM	65337H109	3,831	228,200	SH	SOLE
Nike Inc. Cl B	COM	654106103	12,210	139,100	SH	SOLE
Nordstrom Inc.	COM	655664100	24,489	492,840	SH	SOLE
Norfolk Southern Corp.	COM	655844108	33,108	461,300	SH	SOLE
Northrop Grumman Corp.	COM	666807102	4,019	63,000	SH	SOLE
NuStar Energy LP	COM	67058H102	70	1,300	SH	SOLE
Nuveen Diversified Dividend And Income Fund	COM	6706EP105	2,780	245,389	SH	SOLE

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Nuveen Dividend Advantage Muni Fd	COM	67066V101	1,979	130,700	SH	SOLE	1
Nuveen Dividend Advantage Municipal Fund 2	COM	67070F100	2,060	133,922	SH	SOLE	1
Nuveen Equity Premium Opportunity Fund	COM	6706EM102	1,836	154,300	SH	SOLE	1
Nuveen Floating rate Income	COM	67072T108	3,615	311,900	SH	SOLE	1
Nuveen Floating Rate Income Opportunity Fund	COM	6706EN100	2,641	222,500	SH	SOLE	1
Nuveen Global Value Opp Fund	COM	6706EH103	1,537	108,000	SH	SOLE	1
Nuveen Ins T/F Adv Municipal	COM	670657105	1,308	88,000	SH	SOLE	1
Nuveen Inv Quality Muni Fd	COM	67062E103	1,115	69,100	SH	SOLE	1
Nuveen Mtg Opportunity	COM	670735109	1,711	70,314	SH	SOLE	1
Nuveen Mtg Oppty Term F	COM	67074R100	1,980	81,500	SH	SOLE	1
Nuveen Multi-Strategy Income & Growth 2	COM	67073D102	13,627	1,502,480	SH	SOLE	1
Nuveen Performance Plus Muni	COM	67062P108	2,004	124,500	SH	SOLE	1
Nuveen Preferred Income Opportunities Fund	COM	67073B106	12,463	1,380,200	SH	SOLE	1
Nuveen Premium Inc Muni Fd 2	COM	67063W102	2,385	154,500	SH	SOLE	1
Nuveen Real Estate Income Fund	COM	67071B108	2,967	273,239	SH	SOLE	1
Nuveen Tax-Adv Tot Ret Strat	COM	67090H102	1,551	153,900	SH	SOLE	1
Occidental Petroleum Corp.	COM	674599105	63,999	746,167	SH	SOLE	1
Oiltanking Partners LP	COM	678049107	13,107	418,084	SH	SOLE	1
ONEOK Partners LP	COM	68268N103	163	3,035	SH	SOLE	1
Oracle Corp.	COM	68389X105	67,966	2,288,401	SH	SOLE	1
Orient Express Hotels Ltd. A	COM	G67743107	113,345	13,541,838	SH	SOLE	1
P G & E Corp.	COM	69331C108	67,540	1,491,935	SH	SOLE	1
Paa Natural Gas Storage Lp	COM	693139107	17	935	SH	SOLE	1
Parkway Properties Inc.	COM	70159Q104	3,182	278,113	SH	SOLE	1
Patterson Companies	COM	703395103	16,239	471,100	SH	SOLE	1
Pebblebrook Hotel Trust	COM	70509V100	12,026	515,907	SH	SOLE	1
Pembina Pipeline Corp	COM	706327103	920	36,030	SH	SOLE	1
Penn Virginia Resource Partners LP	COM	707884102	59	2,400	SH	SOLE	1
Pepsico Inc.	COM	713448108	34,400	486,838	SH	SOLE	1
Petroleo Brasileiro SA	ADR	71654V101	235	12,929	SH	SOLE	1
Petsmart Inc	COM	716768106	23,318	342,000	SH	SOLE	1
Pfizer Inc.	COM	717081103	58,525	2,544,584	SH	SOLE	1
Philip Morris International	COM	718172109	52,870	605,889	SH	SOLE	1
Piedmont Office Realty Tru-A	COM	720190206	87,155	5,064,214	SH	SOLE	1

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PIMCO Corporate Opportunity	COM	72201B101	5,939	317,082	SH	SOLE
PIMCO Income Opportunity Fund	COM	72202B100	14,756	548,965	SH	SOLE
PIMCO Income Strategy Fund II	COM	72201J104	5,142	490,200	SH	SOLE

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Pioneer Diversified High Income	COM	723653101	1,758	87,240	SH	SOLE	1
Pioneer Floating Rate Trust	COM	72369J102	5,656	447,123	SH	SOLE	1
Plains All American Pipeline LP	COM	726503105	143	1,775	SH	SOLE	1
PNC Financial Services Group	COM	693475105	275	4,500	SH	SOLE	1
Potash Corp of Saskatchewan	COM	73755L107	5,867	134,400	SH	SOLE	1
Potash Corp of Saskatchewan - US	COM	73755L107	24,187	553,598	SH	SOLE	1
PPL Corp.	COM	69351T106	39,834	1,432,374	SH	SOLE	1
Procter & Gamble Co.	COM	742718109	34,237	558,976	SH	SOLE	1
ProLogis Inc.	COM	74340W103	1,387,197	41,745,319	SH	SOLE	1
Prudential Finl Inc	COM	744320102	40,410	834,400	SH	SOLE	1
PS Business Parks Inc.	COM	69360J107	40,985	605,215	SH	SOLE	1
Public Storage	COM	74460D109	1,154,354	7,993,591	SH	SOLE	1
Putnam Premier Income Trust	COM	746853100	4,208	786,553	SH	SOLE	1
Qualcomm Inc.	COM	747525103	58,230	1,045,800	SH	SOLE	1
Questar Corp.	COM	748356102	20,952	1,004,427	SH	SOLE	1
Ramco-Gershenson 7.25% CV Pr.D (RPT D)	PFD	751452608	1,750	35,000	SH	SOLE	1
Ramco-Gershenson Properties	COM	751452202	30,588	2,433,417	SH	SOLE	1
Rayonier Inc.	COM	754907103	16,399	365,233	SH	SOLE	1
Regency Centers Corp.	COM	758849103	510,657	10,734,857	SH	SOLE	1
Regency Energy Partners Lp	COM	75885Y107	97	4,075	SH	SOLE	1
Republic Services Inc.	COM	760759100	50	1,900	SH	SOLE	1
Retail Properties of America	COM	76131V202	52,072	5,357,224	SH	SOLE	1
RLJ Lodging Trust	COM	74965L101	30,773	1,697,371	SH	SOLE	1
Rogers Communications Inc	COM	775109200	7,752	214,100	SH	SOLE	1
Rose Rock Midstream LP	COM	777149105	7,908	321,350	SH	SOLE	1
Ross Stores Inc	COM	778296103	36,058	577,200	SH	SOLE	1
Rouse Properties Inc	COM	779287101	67	4,917	SH	SOLE	1
Royal Bank of Canada	COM	780087102	97	1,900	SH	SOLE	1
Royal Bank of Scotland 6.35% (RBS N)	PFD	780097770	6,935	402,013	SH	SOLE	1
Royal Bank of Scotland 6.6% (RBS S)	PFD	780097739	11,644	656,722	SH	SOLE	1
Royal Bank Scotland 6.4% (RBS M)	PFD	780097796	9,693	553,265	SH	SOLE	1
Royce Value Trust	COM	780910105	6,591	529,000	SH	SOLE	1
SBA Communications Corp. Cl A	COM	78388J106	52,774	925,050	SH	SOLE	1
Schlumberger Ltd.	COM	806857108	45,880	706,821	SH	SOLE	1
Select Income Reit	COM	81618T100	2,296	96,616	SH	SOLE	1
Sempra Energy	COM	816851109	63,651	924,092	SH	SOLE	1
Senior Housing Properties Trust	COM	81721M109	142,304	6,375,625	SH	SOLE	1
Siemens AG-Spons ADR	ADR	826197501	13,309	158,312	SH	SOLE	1
Simon Property Group Inc.	COM	828806109	3,418,201	21,959,407	SH	SOLE	1
SL Green Realty Corp.	COM	78440X101	561,049	6,992,140	SH	SOLE	1
Southern Co	COM	842587107	69,563	1,502,441	SH	SOLE	1
Southwestern Energy	COM	845467109	243	7,625	SH	SOLE	1
Sovran Self Storage Inc.	COM	84610H108	63,699	1,271,697	SH	SOLE	1
SPDR Trust Series 1	COM	78462F103	3,747	27,500	SH	SOLE	1
Special Opportunities Fund, Inc.	COM	84741T104	15	1,000	SH	SOLE	1

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Special Opportunities Fund Inc. Rights	RIGHT	84741T112	0	100	SH	SOLE		1
Spectra Energy Corp.	COM	847560109	3,911	134,570	SH	SOLE		1
Sprott Physical Gold Tr	COM	85207H104	5,668	411,000	SH	SOLE		1
Sprott Physical Silver Trust	COM	85207K107	2,222	191,900	SH	SOLE		1
Starwood Hotels & Resorts	COM	85590A401	132,597	2,499,950	SH	SOLE		1
Stone Harbor Emerging Market	COM	86164T107	1,865	80,600	SH	SOLE		1
Strategic Hotels & Resorts I	COM	86272T106	46,321	7,170,469	SH	SOLE		1
Stratus Properties Inc.	COM	863167201	848	94,216	SH	SOLE		1
Suburban Propane Partners LP	COM	864482104	37	900	SH	SOLE		1
Suncor Energy Inc	COM	867224107	520	18,004	SH	SOLE		1
Sunoco Logistics Partners LP	COM	86764L108	52	1,425	SH	SOLE		1
Sunstone Hotel Pr. D	PFD	867892507	20,927	824,045	SH	SOLE		1
Supervalu Inc.	COM	868536103	1,419	273,899	SH	SOLE		1
Symantec Corp	COM	871503108	33,138	2,268,200	SH	SOLE		1
Syngenta AG -ADR	ADR	87160A100	1,122	16,400	SH	SOLE		1
Talisman Energy Inc	COM	87425E103	115	10,059	SH	SOLE		1
Tanger Factory Outlet Center	COM	875465106	141,163	4,404,457	SH	SOLE		1
Targa Resources Corp	COM	87612G101	3,302	77,330	SH	SOLE		1
Targa Resources Partners LP	COM	87611X105	80	2,231	SH	SOLE		1
Taubman Centers Inc.	COM	876664103	257,455	3,336,639	SH	SOLE		1
TC Pipelines LP	COM	87233Q108	41	955	SH	SOLE		1
Templeton Global Income Fund	COM	880198106	3,216	347,676	SH	SOLE		1
Tesoro Logistics LP	COM	88160T107	14,615	431,110	SH	SOLE		1
Teva	ADR	881624209	17,830	452,084	SH	SOLE		1
Pharmaceutical-Sponsored ADR								
The Macerich Co.	COM	554382101	285,481	4,834,565	SH	SOLE		1
The St. Joe Co.	COM	790148100	1,476	93,369	SH	SOLE		1
The Walt Disney Co.	COM	254687106	80,680	1,663,500	SH	SOLE		1
Tiffany & Co New	COM	886547108	13,238	250,000	SH	SOLE		1
Tim Hortons Inc	COM	88706M103	17,405	330,600	SH	SOLE		1
Tim Hortons Inc.	COM	88706M103	190	3,600	SH	SOLE		1
Time Warner Cable In	COM	88732J207	30,911	376,500	SH	SOLE		1
Toronto-Dominion Bank	COM	891160509	3,986	51,000	SH	SOLE		1
Toronto-Dominion Bank	COM	891160509	7,979	102,000	SH	SOLE		1
Tortoise MLP Fund, Inc	COM	89148B101	4,508	180,300	SH	SOLE		1
UDR Inc.	COM	902653104	337,136	13,047,057	SH	SOLE		1
Ultra Pete Corp	COM	903914109	206	8,927	SH	SOLE		1
United Parcel Service Cl B	COM	911312106	37,337	474,060	SH	SOLE		1
United Technologies Corp.	COM	913017109	7,649	101,273	SH	SOLE		1
Unitedhealth Group Inc.	COM	91324P102	76,319	1,304,604	SH	SOLE		1
US Bancorp	COM	902973304	66,902	2,080,272	SH	SOLE		1
Ventas Inc.	COM	92276F100	858,016	13,593,408	SH	SOLE		1
Verizon Communications Inc.	COM	92343V104	18,056	406,300	SH	SOLE		1
Visa Inc.-Class A Shares	COM	92826C839	67,502	546,000	SH	SOLE		1
Vodafone Group PLC ADR	ADR	92857W209	5,378	190,856	SH	SOLE		1
Vornado Realty Trust	COM	929042109	1,533,590	18,261,377	SH	SOLE		1
Wal-Mart Stores Inc.	COM	931142103	3,068	44,000	SH	SOLE		1
Weingarten Realty Investors	COM	948741103	220,711	8,379,328	SH	SOLE		1
Wells Fargo & Co.	COM	949746101	70,017	2,093,803	SH	SOLE		1
Wells Fargo Advantage Global	COM	94987C103	560	71,100	SH	SOLE		1
Wells Fargo Advantage	COM	94987B105	7,477	743,200	SH	SOLE		1
Income Opportunities Fund								
Wells Fargo Co 7.5% (WFC L)	PFD	949746804	50,963	45,300	SH	SOLE		1

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Western Asset Global Cp	COM	95790C107	2,399	125,006	SH	SOLE	1
Western Asset Global High In	COM	95766B109	5,723	430,000	SH	SOLE	1
Western Gas Partners LP	COM	958254104	67	1,525	SH	SOLE	1
Weyerhaeuser Co	COM	962166104	995	44,500	SH	SOLE	1
Williams Cos Inc.	COM	969457100	47,208	1,638,040	SH	SOLE	1

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Williams Partners LP	COM	96950F104	92	1,770	SH	SOLE	1
Wisconsin Energy Corp.	COM	976657106	88,843	2,245,208	SH	SOLE	1,
WW Grainger Inc	COM	384802104	5,890	30,800	SH	SOLE	1,