

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 26, 2005

PAGE 1
000 A000000 06/30/2005
000 C000000 0001157842
000 D000000 N
000 E000000 NF
000 F000000 Y
000 G000000 N
000 H000000 N
000 I000000 6.1
000 J000000 A
001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND INC
001 B000000 811-010481
001 C000000 2128323232
002 A000000 757 THIRD AVENUE
002 B000000 NEW YORK
002 C000000 NY
002 D010000 10017
003 000000 N
004 000000 N
005 000000 N
006 000000 N
007 A000000 N
007 B000000 0
007 C010100 1
007 C010200 2
007 C010300 3
007 C010400 4
007 C010500 5
007 C010600 6
007 C010700 7
007 C010800 8
007 C010900 9
007 C011000 10
008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
008 B000001 A
008 C000001 801-27721
008 D010001 NEW YORK
008 D020001 NY
008 D030001 10017
010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
010 B000001 801-27721
010 C010001 NEW YORK
010 C020001 NY
010 C030001 10017
010 A000002 STATE STREET CORPORATION
010 B000002 85-05003
010 C010002 BOSTON
010 C020002 MA
010 C030002 02110
012 A000001 COMPUTERSHARE
012 B000001 85-11340
012 C010001 CANTON
PAGE 2
012 C020001 MA
012 C030001 02021
012 A000002 THE BANK OF NEW YORK
012 B000002 85-05006
012 C010002 NEW YORK
012 C020002 NY

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

012 C030002 10007
013 A000001 PRICewaterHOUSECOOPERS, LLP
013 B010001 NEW YORK
013 B020001 NY
013 B030001 10019
014 A000001 COHEN & STEERS SECURITIES, LLC
014 B000001 8-00
015 A000001 STATE STREET CORPORATION
015 B000001 C
015 C010001 BOSTON
015 C020001 MA
015 C030001 02110
015 C040001 8200
015 E010001 X
018 000000 Y
019 A000000 Y
019 B000000 16
019 C000000 COHENSTEER
020 A000001 GOLDMAN SACHS & CO.
020 B000001 13-5108880
020 C000001 32
020 A000002 BANC AMERICA SECURITY LLC MONTGOMERY
020 B000002 56-2058405
020 C000002 28
020 A000003 JEFFERIES & COMPANY INC.
020 B000003 95-2622900
020 C000003 28
020 A000004 LEHMAN BROTHERS INC.
020 B000004 13-2518466
020 C000004 27
020 A000005 WACHOVIA CAPITAL MARKETS LLC
020 B000005 54-0796506
020 C000005 24
020 A000006 LEGG MASON WOOD WALKER INC.
020 B000006 52-0902557
020 C000006 24
020 A000007 MERRILL LYNCH PIERCE FENNER
020 B000007 13-5674085
020 C000007 23
020 A000008 GREEN STREET ADVISORS
020 B000008 33-0275837
020 C000008 21
020 A000009 CREDIT SUISSE FIRST BOSTON CORP.
020 B000009 13-5659485
020 C000009 19
PAGE 3
020 A000010 UBS SECURITIES LLC
020 B000010 13-3873456
020 C000010 16
021 000000 347
022 A000001 STATE STREET CORP
022 B000001 04-1867445
022 C000001 3598432
022 D000001 0
022 A000002 BEAR STEARNS SECURITIES COPR.
022 B000002 13-2655998
022 C000002 3200
022 D000002 0
022 A000003 CITIGROUP GLOBAL MARKETS INC
022 B000003 11-2418191
022 C000003 2250
022 D000003 0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

022	A000004	INTER CAPITAL SECURITIES	
022	C000004		999
022	D000004		0
022	A000005	AMERICAN STOCK TRANSFER CO	
022	B000005	13-2693167	
022	C000005		783
022	D000005		0
022	A000006	GOLDMAN SACHS & CO.	
022	B000006	13-5108880	
022	C000006		0
022	D000006		269
022	C000007		0
022	D000007		0
022	C000008		0
022	D000008		0
022	C000009		0
022	D000009		0
022	C000010		0
022	D000010		0
023	C000000		3605664
023	D000000		269
024	000000	N	
025	D000001		0
025	D000002		0
025	D000003		0
025	D000004		0
025	D000005		0
025	D000006		0
025	D000007		0
025	D000008		0
026	A000000	N	
026	B000000	Y	
026	C000000	Y	
026	D000000	Y	
026	E000000	N	
		PAGE	4
026	F000000	N	
026	G010000	N	
026	G020000	N	
026	H000000	N	
027	000000	N	
028	A010000		0
028	A020000		0
028	A030000		0
028	A040000		0
028	B010000		0
028	B020000		0
028	B030000		0
028	B040000		0
028	C010000		0
028	C020000		0
028	C030000		0
028	C040000		0
028	D010000		0
028	D020000		0
028	D030000		0
028	D040000		0
028	E010000		0
028	E020000		0
028	E030000		0
028	E040000		0
028	F010000		0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

028	F020000		0
028	F030000		0
028	F040000		0
028	G010000		0
028	G020000		0
028	G030000		0
028	G040000		0
028	H000000		0
030	A000000		0
030	B000000	0.00	
030	C000000	0.00	
031	A000000		0
031	B000000		0
032	000000		0
033	000000		0
035	000000		0
036	B000000		0
038	000000		0
042	A000000	0	
042	B000000	0	
042	C000000	0	
042	D000000	0	
042	E000000	0	
042	F000000	0	
042	G000000	0	
	PAGE	5	
042	H000000	0	
043	000000		0
044	000000		0
045	000000	Y	
046	000000	N	
047	000000	Y	
048	000000	0.850	
048	A010000		0
048	A020000	0.000	
048	B010000		0
048	B020000	0.000	
048	C010000		0
048	C020000	0.000	
048	D010000		0
048	D020000	0.000	
048	E010000		0
048	E020000	0.000	
048	F010000		0
048	F020000	0.000	
048	G010000		0
048	G020000	0.000	
048	H010000		0
048	H020000	0.000	
048	I010000		0
048	I020000	0.000	
048	J010000		0
048	J020000	0.000	
048	K010000		0
048	K020000	0.000	
049	000000	N	
050	000000	N	
051	000000	N	
052	000000	N	
053	A000000	Y	
053	B000000	Y	
054	A000000	Y	

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

054 B000000 Y
054 C000000 N
054 D000000 N
054 E000000 N
054 F000000 N
054 G000000 N
054 H000000 Y
054 I000000 N
054 J000000 Y
054 K000000 N
054 L000000 N
054 M000000 Y
054 N000000 N
054 O000000 N
055 A000000 N
PAGE 6
055 B000000 N
056 000000 Y
057 000000 N
058 A000000 N
059 000000 Y
060 A000000 N
060 B000000 N
061 000000 0
062 A000000 N
062 B000000 0.0
062 C000000 0.0
062 D000000 0.0
062 E000000 0.0
062 F000000 0.0
062 G000000 0.0
062 H000000 0.0
062 I000000 0.0
062 J000000 0.0
062 K000000 0.0
062 L000000 0.0
062 M000000 0.0
062 N000000 0.0
062 O000000 0.0
062 P000000 0.0
062 Q000000 0.0
062 R000000 0.0
063 A000000 0
063 B000000 0.0
066 A000000 Y
066 B000000 N
066 C000000 N
066 D000000 N
066 E000000 N
066 F000000 Y
066 G000000 N
067 000000 N
068 A000000 N
068 B000000 N
069 000000 N
070 A010000 Y
070 A020000 N
070 B010000 Y
070 B020000 N
070 C010000 N
070 C020000 N
070 D010000 Y

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

070 D020000 N
 070 E010000 N
 070 E020000 N
 070 F010000 Y
 070 F020000 N
 PAGE 7
 070 G010000 Y
 070 G020000 N
 070 H010000 Y
 070 H020000 N
 070 I010000 N
 070 I020000 N
 070 J010000 Y
 070 J020000 Y
 070 K010000 Y
 070 K020000 N
 070 L010000 Y
 070 L020000 N
 070 M010000 Y
 070 M020000 N
 070 N010000 Y
 070 N020000 N
 070 O010000 Y
 070 O020000 N
 070 P010000 Y
 070 P020000 N
 070 Q010000 N
 070 Q020000 N
 070 R010000 N
 070 R020000 N
 071 A000000 136365
 071 B000000 57741
 071 C000000 1241510
 071 D000000 5
 072 A000000 6
 282
 072 B000000 20016
 072 C000000 0
 072 D000000 0
 072 E000000 5301
 072 F000000 214
 072 G000000 0
 072 H000000 9
 072 I000000 48
 072 J000000 0
 072 K000000 167
 072 L000000 26
 072 M000000 0
 072 N000000 0
 072 O000000 0
 072 P000000 0
 072 Q000000 0
 072 R000000 47
 072 S000000 22
 072 T000000 0
 072 U000000 0
 072 V000000 0
 072 W000000 605
 PAGE 8
 072 X000000 6439
 072 Y000000 1995
 072 Z000000 15854
 072AA000000 34649

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

072BB000000	0
072CC010000	14752
072CC020000	0
072DD010000	38896
072DD020000	0
072EE000000	0
073 A010000	1.0000
073 A020000	0.0000
073 B000000	0.0000
073 C000000	0.0000
074 A000000	0
074 B000000	0
074 C000000	7466
074 D000000	0
074 E000000	266906
074 F000000	1059482
074 G000000	0
074 H000000	0
074 I000000	0
074 J000000	4188
074 K000000	0
074 L000000	6638
074 M000000	483
074 N000000	1345163
074 O000000	2890
074 P000000	624
074 Q000000	0
074 R010000	0
074 R020000	0
074 R030000	0
074 R040000	6943
074 S000000	434000
074 T000000	900706
074 U010000	38856
074 U020000	0
074 V010000	23.18
074 V020000	0.00
074 W000000	0.0000
074 X000000	140
074 Y000000	0
075 A000000	0
075 B000000	1257648
076 000000	21.18
077 A000000	Y
077 C000000	Y
078 000000	N
080 C000000	0
PAGE 9	
081 B000000	0
082 B000000	0
083 B000000	0
084 B000000	0
086 A010000	0
086 A020000	0
086 B010000	0
086 B020000	0
086 C010000	0
086 C020000	0
086 D010000	0
086 D020000	0
086 E010000	0
086 E020000	0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

086 F010000 0
086 F020000 0
087 A010000 COMMON STOCK
087 A020000 19247L106
087 A030000 RQI
088 A000000 N
088 B000000 N
088 C000000 N
088 D000000 Y
SIGNATURE ADAM DERECHIN
TITLE VICE PRESIDENT