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COHEN & STEERS INC  
Form 13F-HR  
August 13, 2010

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

Form 13F  
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: June 30, 2010  
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                          August 13, 2010  
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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).)
- 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:	333
Form 13F Information Table Value Total:	14,757,018 (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

issuer_name	class_title	cusip	mkt_val	shares_prn amt	sh_prn	invst dscre
3M Co Common	COM	88579Y101	14,838	187,847	SH	Sole
Abbott Laboratories Common	COM	002824100	37,101	793,113	SH	Sole
Acadia Realty Trust Common	COM	00764C109	3,772	224,265	SH	Sole
Advent Claymore Conv Sec & Inc	COM	007639107	644	40,900	SH	Sole
Advent Claymore Global Convert	COM	001055102	564	67,400	SH	Sole
Aflac Inc	COM	014752109	25,666	601,500	SH	Sole
Alexander's Inc Common	COM	01741R102	37,761	124,660	SH	Sole
Allegheny Technologies Common	COM	01881E101	11,030	249,600	SH	Sole
Alliance Bernstein Income Fund	COM	01879R106	10,122	1,243,500	SH	Sole
Alliance World Dollar Gov't Fund	COM	018802108	5,827	433,900	SH	Sole
Alliant Energy Corp Common	COM	02083A103	6,420	202,275	SH	Sole
Alpine Global Premier Proper CEF	COM	021060108	6,270	1,163,251	SH	Sole
Alpine Total Dynamic Div Fund	COM	02209S103	990	200,100	SH	Sole
Altria Group Inc Common	COM	00163T109	2,056	102,600	SH	Sole
AMB Property Corp Common	COM	024835100	26,506	1,117,951	SH	Sole
American Express AXP	COM	029912201	20,584	518,500	SH	Sole
American Tower Corporation CL A	COM	030420103	81,106	1,822,604	SH	Sole
American Water Works Co Inc	COM	037411105	8,522	413,705	SH	Sole
Apache Corp Common	COM	03748R101	33,120	393,400	SH	Sole
Apartment Invt & Mgmt	COM	039483102	185,526	9,577,998	SH	Sole
Archer Daniels Midland Common	COM	04544X300	555	21,479	SH	Sole

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Assisted Living Concepts I-A	COM	045604105	2,682	90,608	SH	Sole
Associated Estates Realty Corp	COM	00206R102	36,764	2,839,003	SH	Sole
AT&T Common	COM	053015103	73,991	3,058,745	SH	Sole
Automatic Data Processing Com	COM	053484101	9,719	241,400	SH	Sole
AvalonBay Communities Inc Com	COM	060505104	289,188	3,097,226	SH	Sole
Bank of America Corp Common	COM	064058100	72,244	5,027,411	SH	Sole
Bank Of New York Mellon Corp Com	COM	06739H776	25,404	1,028,900	SH	Sole
Banner Corporation	COM	06739H362	1,147	579,258	SH	Sole
Barclays Bank 7.10% (BCS A)	PFD	06739H511	2,942	133,541	SH	Sole
Barclays Bank 8.125% (BCS D)	PFD	071813109	4,712	192,350	SH	Sole
Barclays Bank Plc 7.75% (BCS C)	PFD	054937107	1,770	75,562	SH	Sole
Baxter International Inc Common	COM	075887109	3,068	75,500	SH	Sole
BB&T Corp Common	COM	09063H107	11,561	439,400	SH	Sole
Becton Dickinson & Co Com	COM	09255P107	4,267	63,100	SH	Sole
BioMed Realty Trust Inc Common	COM	09255L106	134,160	8,338,069	SH	Sole
Blackrock Corp HY Fund VI CEF	COM	09255N102	5,306	500,555	SH	Sole
Blackrock Corporate High Y CEF	COM	09255M104	2,161	327,500	SH	Sole
Blackrock Corporate High Yield CEF	COM	09255R103	6,344	578,300	SH	Sole
Blackrock Corporate HY FD III CEF	COM	09255Y108	2,384	369,000	SH	Sole
BlackRock Debt Strategies CEF	COM	09250U101	316	83,300	SH	Sole
Blackrock Floating rt in st II CEF	COM	09250W107	1,304	93,800	SH	Sole
Blackrock Global Enrg & Res CEF	COM	09247X101	1,521	67,800	SH	Sole
Blackrock Health Sciences Trust	COM	09249W101	2,581	108,700	SH	Sole
Blackrock Inc. Common Stock	COM	09249V103	330	2,300	SH	Sole
Blackrock International Growth CEF	COM	09254B109	1,137	129,466	SH	Sole
Blackrock Ltd Duration Inc Tru CEF	COM	101121101	1,099	67,700	SH	Sole
Blackrock Preferred Opportunit CEF	COM	105368203	312	30,400	SH	Sole
Blackrock Real Asset Equity CEF	COM	05564E106	4,184	370,300	SH	Sole
Boeing Co Common	COM	112463104	11,452	182,500	SH	Sole
Boston Properties Inc Common	COM	112900105	420,202	5,890,173	SH	Sole
BRE Properties Inc Common	COM	12811P108	234,724	6,355,935	SH	Sole
Bristol-Myers Squibb Co Common	COM	128117108	359	14,400	SH	Sole
Brookdale Senior Living Inc Com	COM	133131102	127,705	8,513,657	SH	Sole
Brookfield Properties Co Common	COM	13321L108	118,641	8,450,207	SH	Sole
C & S Global Income Builder CEF	COM	149123101	49	5,250	SH	Sole
C&S Dividend Majors Fund CEF	COM	12497T101	58	5,872	SH	Sole
C&S Infrastructure CEF CEF	COM	124830100	131	10,348	SH	Sole
Calamos Convertible & Income Fd	COM	204409601	740	61,630	SH	Sole
Camden Property Trust Common	COM	15189T107	8,985	219,950	SH	Sole
Caterpillar Inc Common	COM	153501101	1,261	21,000	SH	Sole
CenterPoint Energy, Inc. Common	COM	165240102	17,284	1,313,346	SH	Sole
Central Fund Canada Cl A CEF	COM	166764100	6,546	434,380	SH	Sole
Chesapeake Lodging Trust Com	COM	16941M109	4,200	265,513	SH	Sole
Chevron Corp Common	COM	171232101	67,705	997,730	SH	Sole
China Mobile Ltd ADR	COM	18914C100	17,787	360,000	SH	Sole
Chubb Corp Common	COM	18914E106	22,469	449,300	SH	Sole
Citigroup Inc Common	COM	125896BD1	40,907	10,879,500	SH	Sole
Claymore/Guggenheim Strategic	COM	125896100	3,960	215,915	SH	Sole
Clough Global Equity Fund CEF	COM	126132109	3,561	290,200	SH	Sole
Clough Global Opportunities Fund	COM	194162103	10,344	906,585	SH	Sole
CNOOC Ltd ADR	COM	195872106	2,195	12,900	SH	Sole
Cogdell Common	COM	20030N101	4,533	670,617	SH	Sole
Colgate-Palmolive Co Common	COM	20825C104	630	8,000	SH	Sole
Colonial Properties Trust Common	COM	219350105	85,513	5,885,258	SH	Sole
Comcast Corp Common	COM	22002T108	15,664	901,800	SH	Sole
ConocoPhillips Common	COM	22160K105	22,891	466,300	SH	Sole
Corning Inc Common	COM	222795106	15,490	959,100	SH	Sole
Corporate Office Properties Tr Com	COM	G2554F105	13,302	352,289	SH	Sole
Costco Wholesale Corp Common	COM	228227104	25,792	470,400	SH	Sole
Cousins Properties Inc Common	COM	126650100	38,792	5,755,417	SH	Sole
Covidien PLC Common Common	COM	23311P100	39,840	991,526	SH	Sole
Crown Castle Intl Corp Common	COM	233153105	31,589	847,791	SH	Sole

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CVS Corp Common	COM	251591103	35,360	1,206,000	SH	Sole
DCP Midstream Partners LP Com	COM	25179M103	23,933	749,295	SH	Sole
DCT Industrial Trust Common	COM	253868103	429	94,870	SH	Sole
Developers Diversified Realty Com	COM	254687106	255,307	25,788,683	SH	Sole
Devon Energy Corp Common	COM	23325P104	28,125	461,673	SH	Sole
DiamondRock Hospitality Co Com	COM	25960P109	1,579	192,053	SH	Sole
Digital Realty Trust Inc Common	COM	260537105	238,423	4,133,573	SH	Sole
Disney Co Common	COM	26432K108	26,128	829,475	SH	Sole
DNP Select Income Fund CEF	COM	26441C105	2,559	285,296	SH	Sole
Douglas Emmett Common	COM	264411505	107,557	7,563,717	SH	Sole
Dow 30 Enhanced Premium & Ino	COM	26613Q106	2,025	208,100	SH	Sole
Dow Chemical Co/The Common	COM	277276101	13,544	571,000	SH	Sole
Duff & Phelps Utility & Corp CEF	COM	278277108	280	22,510	SH	Sole
Duke Energy Corp Common	COM	278279104	24,804	1,550,268	SH	Sole
Duke Realty Corp Common	COM	27828H105	144,485	12,729,852	SH	Sole
DuPont Fabros Technology Inc Com	COM	27828Q105	35,273	1,436,192	SH	Sole
EastGroup Properties Inc Common	COM	27826S103	113,035	3,176,931	SH	Sole
Eaton Vance Float Rate Inc CEF	COM	27828V104	6,134	423,600	SH	Sole
Eaton Vance Ltd Duration Inc Fd	COM	27828Y108	14,100	881,242	SH	Sole
Eaton Vance Senior Floating Rate	COM	27828S101	5,134	347,857	SH	Sole
Eaton Vance Senior Income Tr	COM	27828U106	3,953	596,287	SH	Sole
Eaton Vance Short Duration Div	COM	27829C105	570	34,100	SH	Sole
Eaton Vance T/M Buy-Write Opp	COM	27829F108	8,545	654,256	SH	Sole
Eaton Vance TA Gl Div & Inc CEF	COM	27828G107	7,961	667,300	SH	Sole
Eaton Vance TA GL Div Opp CEF	COM	27828N102	6,033	347,500	SH	Sole
Eaton Vance Tax Man Glbl Br CEF	COM	28140H104	8,180	729,665	SH	Sole
Eaton Vance Tax Man Glbl CEF	COM	291005106	7,561	790,862	SH	Sole
Eaton Vance Tax-Adv Dvd Inc CEF	COM	29250R106	7,948	575,100	SH	Sole
Eaton Vance Tax-Mgd Dvsfied Eq	COM	292697109	10,011	924,317	SH	Sole
Ecolab Inc Common	COM	29273R109	16,082	358,100	SH	Sole
Education Realty Trust Inc Com	COM	29364G103	42,653	7,073,514	SH	Sole
Emeritus Corp Common	COM	293792107	4,507	276,364	SH	Sole
Enbridge Energy Common	COM	29380T600	6,936	132,318	SH	Sole
Energy Income And Growth Fd CEF	COM	26884L109	4,171	174,900	SH	Sole
Energy Transfer Partners LP Com	COM	29472R108	35,156	757,665	SH	Sole
Energy Corp Common	COM	29476L107	31,699	442,592	SH	Sole
Enterprise Products Ptnrs Common	COM	297178105	41,222	1,165,454	SH	Sole
Entertainment Properties Trust 9%	PFD	G3223R108	10,408	405,000	SH	Sole
EQT Corp Common	COM	30024H101	10,033	277,617	SH	Sole
Equity Lifestyle Properties Common	COM	30023Y105	167,921	3,481,702	SH	Sole
Equity Residential Common	COM	30034Q109	480,795	11,546,467	SH	Sole
Essex Property Trust Inc Common	COM	30161N101	108,341	1,110,732	SH	Sole
Everest Re Group Ltd Common	COM	30225T102	11,393	161,100	SH	Sole
Excel Trust Inc. Common	COM	30231G102	10,654	887,829	SH	Sole
Extra Space Storage Inc Common	COM	338478100	12,155	874,445	SH	Sole
Exxon Mobil Corp Common	COM	338479108	61,330	1,074,647	SH	Sole
F&C / Claymore Pfd Sec Inc Fun	COM	313747206	7,000	448,172	SH	Sole
F&C / Claymore Total Return Fu	COM	31428X106	3,851	231,400	SH	Sole
Federal Realty Invs Trust Common	COM	33733U108	76,340	1,086,378	SH	Sole
First Trust/Four Crns SR F II CEF	COM	343873105	2,298	183,804	SH	Sole
Flushing Financial Corp	COM	345550107	6,237	509,970	SH	Sole
Forest City Enterprises Inc Common	COM	302571104	119,744	10,578,110	SH	Sole
Franklin Resources Inc Common	COM	354613101	23,029	267,185	SH	Sole
Franklin Templeton Ltd Dur Inc CEF	COM	35472T101	939	76,800	SH	Sole
Freeport-McMoRan Copper & Gold	COM	36242H104	13,499	228,300	SH	Sole
Gabelli Dividend & Income Tr CEF	COM	362397101	4,638	386,508	SH	Sole
Gabelli Equity Trust CEF	COM	36244N109	12,301	2,739,600	SH	Sole
Gabelli Gold Nat Res & Incom CEF	COM	367905106	2,228	142,198	SH	Sole
General American Investors CEF	COM	368802104	2,647	123,700	SH	Sole
General Dynamics Corp Common	COM	369550108	37,878	646,819	SH	Sole
General Electric Co Common	COM	369604103	64,641	4,482,730	SH	Sole
General Growth Properties Inc.	COM	372460105	14,311	1,079,313	SH	Sole

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Genuine Parts Co Common	COM	379302102	13,712	347,562	SH	Sole
Glimcher Realty Trust Common	COM	38141G104	7,625	1,275,191	SH	Sole
Goldman Sach Group, Inc.	COM	38259P508	49,344	375,900	SH	Sole
Google Inc CL A Common	COM	413875105	4,183	9,400	SH	Sole
Harris Corp Common	COM	414567206	4,156	99,800	SH	Sole
HCC Insurance Holdings Inc.	COM	404132102	28,110	1,135,281	SH	Sole
HCP Common	COM	40414L109	291,958	9,052,979	SH	Sole
Health Care REIT Inc Common	COM	42217K106	198,942	4,723,228	SH	Sole
Hersha Hospitality Trust Common	COM	427825104	76,308	16,882,388	SH	Sole
Hewlett-Packard Co Common	COM	428236103	6,499	150,174	SH	Sole
Highland Credit Strategies CEF	COM	43005Q107	292	41,000	SH	Sole
Hilltop Holdings, Inc. Common	COM	432748101	14,088	1,407,417	SH	Sole
Home Depot Inc	COM	437306103	13,909	495,500	SH	Sole
Home Properties Inc Common	COM	44106M102	82,648	1,833,748	SH	Sole
Hospitality Properties Trust	COM	44107P104	131,701	6,241,832	SH	Sole
Host Hotels & Resorts Common	COM	40426W507	354,420	26,292,291	SH	Sole
HRPT Properties Trust 6.5% CV	PFD	404280604	22,776	1,220,600	SH	Sole
HSBC Holdings PLC 6.20%	BOND	448579102	836	38,982	SH	Sole
Hyatt Hotels Common	COM	44982G104	70,136	1,890,987	SH	Sole
ING Clarion Global Real Estate	COM	45684E107	1,548	240,712	SH	Sole
ING Prime Rate Trust CEF	COM	44977W106	1,990	361,900	SH	Sole
Inland Real Estate Corp Common	COM	457461200	11,475	1,448,887	SH	Sole
Intel Corp Common	COM	458140100	37,777	1,942,289	SH	Sole
International Business Machine	COM	459200101	9,660	78,233	SH	Sole
ITC Holdings Corp Common	COM	465685105	6,048	114,297	SH	Sole
John Han Bk & Thrift Opp Fd	COM	410123103	2,051	143,000	SH	Sole
John Hancock Income Secs Tr	COM	41013T105	1,696	116,700	SH	Sole
John Hancock Pat Prem Div Fd	COM	41013W108	733	71,500	SH	Sole
John Hancock Preferred Inc Fun	COM	41013X106	2,011	115,950	SH	Sole
John Hancock Preferred Income	COM	41021P103	2,063	118,636	SH	Sole
John Hancock Preferred Income	COM	41013V100	3,915	253,705	SH	Sole
John Hancock T/A Dvd Income	COM	478160104	1,930	149,990	SH	Sole
Johnson & Johnson Common	COM	478366107	57,698	976,936	SH	Sole
Johnson Controls Common	COM	46625H100	919	34,200	SH	Sole
JPMorgan Chase Common	COM	48660P104	71,183	1,944,338	SH	Sole
Kayne Anderson Energy Tot Rt CEF	COM	486606106	6,690	278,868	SH	Sole
Kayne Anderson Mlp Investmen CEF	COM	49427F108	2,696	103,000	SH	Sole
Kilroy Realty Corp Common	COM	49446R109	50,498	1,698,551	SH	Sole
Kimco Realty Corp Common	COM	494550106	337,556	25,115,855	SH	Sole
Kinder Morgan Energy Partners	COM	50075N104	25,796	396,492	SH	Sole
Kraft Foods Inc Common	COM	502424104	33,753	1,205,473	SH	Sole
L-3 Communications Holdings	COM	517942108	33,202	468,700	SH	Sole
Lexington Realty Trust Common	COM	529043101	41,307	6,872,907	SH	Sole
Lexington Realty Trust Pr.C CV	COM	529043309	12,038	336,139	SH	Sole
Liberty All Star Equity Fund CEF	COM	530158104	7,467	1,876,086	SH	Sole
Liberty Property Trust Common	COM	531172104	229,207	7,944,791	SH	Sole
Lockheed Martin Corp Common	COM	539830109	32,273	433,200	SH	Sole
LTC Properties Inc Common	COM	502175102	41,757	1,720,518	SH	Sole
Macerich Co/The Common	COM	554382101	322,333	8,637,003	SH	Sole
Mack-Cali Realty Corp Common	COM	554489104	88,368	2,972,394	SH	Sole
Macquarie/Ft Gl Int/Ut Dv In CEF	COM	55608D101	1,984	186,600	SH	Sole
Magellan Midstream Partners	COM	55607W100	5,563	119,000	SH	Sole
Marathon Oil Corp Common	COM	559080106	13,848	445,400	SH	Sole
Markwest Energy Partners LP	COM	565849106	53,225	1,626,657	SH	Sole
Mattel Inc Common	COM	570759100	586	27,700	SH	Sole
McDonald's Corp Common	COM	577081102	46,322	703,239	SH	Sole
McKesson Corp Common	COM	580135101	228	3,400	SH	Sole
MDC Holdings Inc Common	COM	58155Q103	501	18,606	SH	Sole
Medtronic Common	COM	585055106	27,747	765,009	SH	Sole
Merck and Co Inc Common	COM	58933Y105	49,626	1,419,129	SH	Sole
Metlife Inc Common	COM	59156R108	44,674	1,183,100	SH	Sole
Metro Bancorp Inc	COM	59161R101	7,022	569,091	SH	Sole

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MFA Mortgage Investments Inc	COM	55272X102	7,900	1,067,630	SH	Sole
MFS Mutimarket Inc. Trust CEF	COM	552737108	702	107,200	SH	Sole
Microchip Technology Inc Common	COM	595017104	2,033	73,300	SH	Sole
Microsoft Common	COM	594918104	36,450	1,584,115	SH	Sole
Monsanto Co Common	COM	55312N106	12,865	278,334	SH	Sole
Morgan Stanley Common	COM	61166W101	15,189	654,400	SH	Sole
MS Emerging Mkts Domestic Debt	COM	617446448	3,014	205,700	SH	Sole
Nasdaq Premium Income & Growth	COM	617477104	2,984	250,100	SH	Sole
National-Oilwell Inc Common	COM	63110R105	40	1,200	SH	Sole
Nationwide Health Properties I Com	COM	637071101	254,101	7,103,773	SH	Sole
NATL WESTMINSTER 7.76%	PFD	638620104	22,722	1,220,263	SH	Sole
New America High Income Fund	COM	638539882	3,060	331,836	SH	Sole
NextEra Energy Inc Common	COM	641876800	93,698	1,921,630	SH	Sole
NFJ Dvd Interest & Pr Strat CEF	COM	65337H109	5,911	428,000	SH	Sole
Nicholas-Applegate Conv. & Inc	COM	65370F101	16,342	1,782,131	SH	Sole
Nicholas-Applegate Conv. & Inc	COM	65370G109	12,214	1,428,580	SH	Sole
Nike Inc Common	COM	654106103	40,708	602,637	SH	Sole
Nordstrom Inc Common	COM	655664100	24,922	774,196	SH	Sole
Norfolk Southern Corporation Com	COM	655844108	13,372	252,068	SH	Sole
Northrop Grumman Corp Common	COM	664397106	7,997	146,900	SH	Sole
Northwest Natural Gas Common	COM	666807102	6,255	143,551	SH	Sole
Nuveen Diversified Dividend an CEF	COM	667340103	3,943	399,851	SH	Sole
Nuveen Equity Premium Advantage	COM	667655104	2,489	204,323	SH	Sole
Nuveen Floating Rate Inc Opp CEF	COM	6706EP105	712	62,700	SH	Sole
Nuveen Floating rate Income CEF	COM	6706ET107	2,655	245,600	SH	Sole
Nuveen Pfd & Conv. Income Fund	COM	6706EN100	398	51,200	SH	Sole
Nuveen Quality Pfd Income Fund	COM	67072T108	1,120	156,400	SH	Sole
Nuveen Real Estate Income Fd	COM	67071S101	1,826	217,100	SH	Sole
Occidental Petroleum Corp Com	COM	67071B108	36,346	471,100	SH	Sole
Omega Healthcare Investors Inc	COM	629491101	1,272	63,800	SH	Sole
Oracle Corp Common	COM	674599105	44,058	2,053,000	SH	Sole
Orient Express Hotels Ltd Common	COM	681936100	310	41,871	SH	Sole
PepsiCo, Inc.	COM	68389X105	34,017	558,110	SH	Sole
Pfizer Inc Common	COM	667743107	62,614	4,390,984	SH	Sole
PG&E Corp Common	COM	70159Q104	67,082	1,632,175	SH	Sole
Philip Morris International Common	COM	70509V100	1,111	24,233	SH	Sole
PIMCO Corporate Opportunity Fund	COM	713291102	6,657	385,887	SH	Sole
PIMCO High Income Fund CEF	COM	713448108	5,919	492,421	SH	Sole
PIMCO Income Strategy Fund II	COM	717081103	1,230	124,200	SH	Sole
PIMCO Strategic Global Governm	COM	69331C108	1,429	137,000	SH	Sole
Pioneer Diversified High Trust CEF	COM	718172109	334	16,900	SH	Sole
Pioneer Floating Rate Trust CEF	COM	72201B101	2,189	179,600	SH	Sole
Pioneer High Income Trust CEF	COM	722014107	7,138	475,538	SH	Sole
Plains All Amer Pipeline LP Com	COM	723653101	787	13,400	SH	Sole
Plum Creek Timber co Common	COM	72369J102	48,894	1,415,976	SH	Sole
PNC Financial Services Group Com	COM	72369H106	1,119	19,800	SH	Sole
Post Properties Inc Common	COM	729251108	130,008	5,719,629	SH	Sole
Potash Corp of Saskatchewan	COM	693475105	474	5,500	SH	Sole
Praxair Inc Common	COM	733174106	1,064	14,000	SH	Sole
Preferred & Corp. Inc. Strateg CEF	COM	737464107	278	30,800	SH	Sole
Procter & Gamble Co Common	COM	73755L107	68,568	1,143,176	SH	Sole
Progress Energy Inc Common	COM	69351T106	15,758	401,800	SH	Sole
Prologis Common	COM	74005P104	340,655	33,628,313	SH	Sole
PS Business Parks Inc Common	COM	09255J101	171,520	3,074,953	SH	Sole
Public Service Enterprise Grou Com	COM	742718109	37,461	1,195,648	SH	Sole
Public Storage Inc Common	COM	743410102	565,022	6,427,279	SH	Sole
Putnam Premier Income Fund CEF	COM	69360J107	11,193	1,727,400	SH	Sole
Qualcomm Inc Common Stock	COM	744573106	26,042	792,991	SH	Sole
Questar Corp Common	COM	74460D109	10,890	239,384	SH	Sole
Ramco-Gershenson Properties Com	COM	74460D729	13,645	1,351,042	SH	Sole
Rayonier Inc Common	COM	746823103	96,800	2,199,003	SH	Sole
Regency Centers Corp Common	COM	746853100	229,002	6,657,039	SH	Sole

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Retail Opportunity Investment Com	COM	747525103	11,536	1,195,439	SH	Sole
Ross Stores Inc	COM	748356102	40,458	759,200	SH	Sole
Royce Value Trust CEF	COM	751452202	2,633	249,188	SH	Sole
SBA Communications Corp CL A	COM	754907103	15,515	456,183	SH	Sole
Schlumberger LTD Common	COM	758849103	32,777	592,298	SH	Sole
Sempra Energy Common	COM	76131N101	66,716	1,425,860	SH	Sole
Senior Housing Prop Trust Common	COM	778296103	82,334	4,094,191	SH	Sole
Sigma Aldrich Corp Common	COM	780910105	19,549	392,300	SH	Sole
Simon Property Group Inc Common	COM	78388J106	1,323,540	16,390,578	SH	Sole
SL Green Realty Corp Common	COM	806857108	224,235	4,074,039	SH	Sole
Sovran Self Storage Inc Common	COM	816851109	98,922	2,873,111	SH	Sole
Spectra Energy Corp Common	COM	81721M109	9,891	492,834	SH	Sole
Starwood Hotels & Resorts World	COM	826552101	131	3,174	SH	Sole
State Street Corp Common	COM	828806109	348	10,300	SH	Sole
Strategic Hotel Capital Inc Common	COM	78440X101	49,710	11,323,562	SH	Sole
Stratus Properties Inc Common	COM	84610H108	2,238	225,859	SH	Sole
Sunstone Hotel Investors Inc.	COM	847560109	84,471	8,506,653	SH	Sole
SunTrust Banks Common	COM	85590A401	10,650	457,100	SH	Sole
Synovus Financial Corp 8.25%	PFD	86272T106	4,142	167,500	SH	Sole
Tanger Factory Outlet Centrs Com	COM	863167201	44,172	1,067,463	SH	Sole
Targa Resources Partners LP Com	COM	867892101	5,547	216,330	SH	Sole
Taubman Centers Inc Common	COM	876664103	4,176	110,985	SH	Sole
Templeton Global Income Fund	COM	880192109	3,006	311,765	SH	Sole
Teva Pharmaceutical ADR	COM	880198106	31,069	597,584	SH	Sole
Texas Instruments Inc Common	COM	881624209	37,352	1,604,500	SH	Sole
The Southern Co Common	COM	882508104	56,279	1,691,060	SH	Sole
Toll Brothers Common	COM	842587107	759	46,405	SH	Sole
Toronto-Dominion Bank Common	COM	889478103	18,960	292,100	SH	Sole
Tortoise Energy Infrastructure CEF	COM	891160509	1,058	32,700	SH	Sole
Total SA Spon ADR	COM	89151E109	2,036	45,600	SH	Sole
Tower Bancorp Inc COM	COM	891709107	5,890	269,059	SH	Sole
Transocean ltd	COM	91274F104	16,925	365,323	SH	Sole
UDR INC Common	COM	902653104	181,338	9,479,256	SH	Sole
United Parcel Service Inc Common	COM	911312106	22,378	393,343	SH	Sole
United Technologies Corporatio	COM	913017109	6,866	105,773	SH	Sole
UnitedHealth Group Inc	COM	91324P102	25,438	895,700	SH	Sole
Urstadt Biddle Properties Inc Com	COM	913903100	9,962	617,573	SH	Sole
US Bancorp Common	COM	917286205	28,200	1,261,772	SH	Sole
U-Store-It Trust Common	COM	902973304	34,128	4,574,907	SH	Sole
Vail Resorts Inc. Common	COM	91879Q109	988	28,296	SH	Sole
Valero Energy Corp Common	COM	91913Y100	1,890	105,100	SH	Sole
Ventas Inc Common	COM	92112K107	161,767	3,445,519	SH	Sole
Verizon Communications Inc Com	COM	920929106	43,701	1,559,686	SH	Sole
VF Corp Common	COM	92276F100	20,913	293,800	SH	Sole
Visa Inc Class A Shares Common	COM	92343V104	20,213	285,700	SH	Sole
Vornado Realty Trust Common	COM	918204108	445,170	6,102,412	SH	Sole
Wal-Mart Stores Inc	COM	929042109	44,887	933,800	SH	Sole
Waste Management Inc Common	COM	931142103	20,758	663,400	SH	Sole
Weingarten Realty Investors Com	COM	94106L109	178,834	9,387,632	SH	Sole
Wells Fargo & Co Common	COM	948741103	55,590	2,171,487	SH	Sole
Western Asset Emerg Mk Debt Fd	COM	949746101	1,352	78,000	SH	Sole
Western Asset Emerging Mkts 2	COM	95766A101	1,645	134,400	SH	Sole
Western Asset Gl High Inc Fund	COM	95766E103	719	63,700	SH	Sole
Western Asset High Income Fund	COM	95766B109	11,461	1,252,543	SH	Sole
Western Asset Managed Inc Fund	COM	95766J102	6,547	1,098,500	SH	Sole
Western Asset Premier Bond	COM	95766K109	351	25,200	SH	Sole
Western Asset Worldwide Income	COM	957664105	540	43,000	SH	Sole
Western Asset/Claymore Inflat	COM	957668106	518	42,100	SH	Sole
Weyerhaeuser Co Common	COM	95766R104	14,446	410,393	SH	Sole
Williams Cos Inc Common	COM	962166104	21,414	1,171,443	SH	Sole
Williams Partners LP Common	PRTNRS	969457100	32,357	741,794	SH	Sole
Wisconsin Energy Group Common	COM	96950F104	80,144	1,579,505	SH	Sole

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WW Grainger Inc Common	COM	976657106	1	10	SH	Sole
Xcel Energy Inc Common	COM	384802104	15,470	750,600	SH	Sole

333 Data Records  
14,757,018 Value Total  
01 Other Manager on whose behalf report is filed