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COHEN & STEERS INC  
Form 13F-HR  
November 14, 2011

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

Form 13F  
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: September 30, 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    November 14, 2011  
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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: | 455                    |
| Form 13F Information Table Value Total: | 24,014,717 (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<br>(x\$1000) | s |
|---------------------------------------|-------------|-----------|----------------------|---|
| Abbott Laboratories                   | COM         | 002824100 | 66,935               | 1 |
| Acadia Realty Trust                   | COM         | 004239109 | 68,938               | 3 |
| Accenture Plc                         | COM         | G1151C101 | 169                  |   |
| Advent Claymore Convertible Sec & Inc | COM         | 00764C109 | 644                  |   |
| Advent Claymore Global Convertible    | COM         | 007639107 | 545                  |   |
| AGIC Convertible & Income FD II       | COM         | 001191105 | 6,420                |   |
| AGIC Convertible & Income Fund        | COM         | 001190107 | 7,658                |   |
| AGIC Equity & Convertible Income      | COM         | 00119P102 | 44                   |   |
| AGIC Global Equity & Convertible      | COM         | 00119R108 | 14                   |   |
| AGIC Intl & Prem Strategy             | COM         | 00119Q100 | 28                   |   |
| Alexander's Inc.                      | COM         | 014752109 | 42,495               |   |
| Alexandria Real Estate Equities       | COM         | 015271109 | 77,831               | 1 |
| Alliance National Muni Inc.           | COM         | 01864U106 | 1,390                |   |
| AllianceBernstein Global High Income  | COM         | 01879R106 | 4,521                |   |
| AllianceBernstein Income Fund         | COM         | 01881E101 | 12,134               | 1 |
| Alpine Global Dynamic Divide          | COM         | 02082E106 | 13                   |   |
| Alpine Global Premier Properties Fund | COM         | 02083A103 | 10,119               | 1 |
| Alpine Total Dynamic Dividend Fund    | COM         | 021060108 | 6,855                | 1 |
| American Assets Trust Inc             | COM         | 024013104 | 97,590               | 5 |
| American Electric Power               | COM         | 025537101 | 41,619               | 1 |
| American Express Co.                  | COM         | 025816109 | 48,344               | 1 |

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|  |     |           |         |    |
|--|-----|-----------|---------|----|
| American Tower Corp. Cl A                          | COM | 029912201 | 132,242 | 2  |
| American Water Works Co. Inc.                      | COM | 030420103 | 20,962  |    |
| Amgen Inc.   | COM | 031162100 | 24,826  |    |
| Annaly Capital Management In                       | COM | 035710409 | 7,377   |    |
| Apache Corp.                                       | COM | 037411105 | 41,891  |    |
| Apartment Investment & Management                  | COM | 03748R101 | 248,693 | 11 |
| Apple Inc.   | COM | 037833100 | 24,548  |    |
| Archer-Daniels-Midland Co.                         | COM | 039483102 | 28,955  | 1  |
| Ashford Hospitality Pr.E                           | PFD | 044103505 | 12,441  |    |
| Associated Estates Realty Corp.                    | COM | 045604105 | 65,791  | 4  |
| AT&T Inc.  | COM | 00206R102 | 81,923  | 2  |
| Atlas Pipeline Partners LP                         | COM | 049392103 | 16      |    |
| Avago Technologies L                               | COM | Y0486S104 | 18,030  |    |
| Avalonbay Communities Inc                          | COM | 053484101 | 709,265 | 6  |
| Bank Of America Corp.                              | COM | 060505104 | 20,039  | 3  |
| Bank Of New York Mellon Corp.                      | COM | 064058100 | 26,030  | 1  |
| Bankunited Inc                                     | COM | 06652K103 | 3,626   |    |
| Banner Corporation                                 | COM | 06652V208 | 1,692   |    |
| Barclays Bank 7.10% (BCS A)                        | PFD | 06739H776 | 2,838   |    |
| Barclays Bank 7.75% (BCS C)                        | PFD | 06739H511 | 11,241  |    |
| Barclays Bank 8.125% (BCS D)                       | PFD | 06739H362 | 1,387   |    |
| Becton Dickinson & Co.                             | COM | 075887109 | 6,445   |    |
| BHP Billiton Ltd - Spon Adr                        | ADR | 088606108 | 492     |    |
| BioMed Realty Trust Inc.                           | COM | 09063H107 | 62,426  | 3  |
| Blackrock Core Bond Trust                          | COM | 09249E101 | 42      |    |
| Blackrock Corporate High Yield Fund                | COM | 09255L106 | 26      |    |
| Blackrock Corporate High Yield Fund 3              | COM | 09255M104 | 1,184   |    |
| Blackrock Corporate High Yield Fund 5              | COM | 09255N102 | 2,328   |    |
| Blackrock Corporate High Yield Fund 6              | COM | 09255P107 | 1,792   |    |
| Blackrock Debt Strategies Fund                     | COM | 09255R103 | 358     |    |
| Blackrock Diversified Incm S                       | COM | 09255W102 | 12      |    |
| Blackrock Dividend Achievers                       | COM | 09250N107 | 66      |    |
| BlackRock EcoSolutions Investment Trust            | COM | 092546100 | 16      |    |
| Blackrock Enh Cap And Inc                          | COM | 09256A109 | 79      |    |
| BlackRock Enhanced Dividend Achievers Trust        | COM | 09251A104 | 59      |    |
| BlackRock Enhanced Government Fund Inc             | COM | 09255K108 | 15      |    |
| Blackrock Floating Rate Income St 2                | COM | 09255Y108 | 19      |    |
| BlackRock Floating Rate Income Strategies Fund Inc | COM | 09255X100 | 33      |    |
| Blackrock Glbl Flt Rt Inc Tr                       | COM | 091941104 | 47      |    |
| Blackrock Global Enrg & Res                        | COM | 09250U101 | 1,171   |    |
| BlackRock Income Opportunity Trust Inc             | COM | 092475102 | 32      |    |
| BlackRock Income Trust Inc                         | COM | 09247F100 | 43      |    |
| Blackrock International Growth                     | COM | 092524107 | 120     |    |
| Blackrock Limited Duration Income Trust            | COM | 09249W101 | 1,467   |    |
| Blackrock Mun Income Trust II                      | COM | 09249N101 | 2,937   |    |
| Blackrock Munivest Fund                            | COM | 09253R105 | 2,094   |    |
| Blackrock Muniyield Fund                           | COM | 09253W104 | 2,039   |    |
| Blackrock Muniyield Insured                        | COM | 09254E103 | 2,275   |    |
| Blackrock Pfd & Corp. Income Strategy              | COM | 09255J101 | 319     |    |
| Blackrock Pfd Incm Strategie                       | COM | 09255H105 | 38      |    |
| Blackrock Preferred And Equi                       | COM | 092508100 | 54      |    |
| Blackrock Preferred Opportunity Trust              | COM | 09249V103 | 20      |    |
| Blackrock Real Asset Equity                        | COM | 09254B109 | 3,274   |    |
| BlackRock Senior High Income Fund                  | COM | 09255T109 | 28      |    |
| Blackrock Strategy Dividend Achv Trust             | COM | 09249Y107 | 47      |    |
| Boardwalk Pipeline Partners LP                     | COM | 096627104 | 31      |    |
| Boston Properties Inc.                             | COM | 101121101 | 910,870 | 10 |
| Brandywine Realty Trust                            | COM | 105368203 | 77,943  | 9  |
| BRE Properties Inc.                                | COM | 05564E106 | 226,349 | 5  |
| Bristol-Myers Squibb Co.                           | COM | 110122108 | 220     |    |
| Brookfield Asset Management Inc                    | COM | 112585104 | 6,519   |    |
| Brookfield Properties Corp.                        | COM | 112900105 | 98,771  | 7  |

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|  |     |           |         |    |
|--|-----|-----------|---------|----|
| Buckeye Partners LP                    | COM | 118230101 | 13,298  |    |
| Calamos Convertible & High Income Fd   | COM | 12811P108 | 684     |    |
| Calumet Specialty Products Partners    | COM | 131476103 | 17      |    |
| Camden Property Trust                  | COM | 133131102 | 52,637  |    |
| Campus Crest Communities               | COM | 13466Y105 | 40,151  | 3  |
| Canadian Natl Railway                  | COM | 136375102 | 1,351   |    |
| Carnival Corp.                         | COM | 143658300 | 15,398  |    |
| Caterpillar Inc.                       | COM | 149123101 | 2,200   |    |
| CBRE Clarion Global Real Estate Fund   | COM | 12504G100 | 3,028   |    |
| Cedar Shopping Centers Inc.            | COM | 150602209 | 924     |    |
| CenterPoint Energy Inc.                | COM | 15189T107 | 24,740  | 1  |
| Central Fund Canada Cl A               | COM | 153501101 | 16,322  |    |
| Central GoldTrust                      | COM | 153546106 | 3,166   |    |
| Chesapeake Midstream Partner           | COM | 16524K108 | 23      |    |
| Chevron Corp.                          | COM | 166764100 | 113,645 | 1  |
| China Mobile Ltd. Sponsored ADR        | ADR | 16941M109 | 27,010  |    |
| Chubb Corp                             | COM | 171232101 | 42,197  |    |
| Citigroup Inc.                         | COM | 172967424 | 25,189  |    |
| Clearbridge Energy Mlp                 | COM | 184692101 | 1,741   |    |
| Clough Global Equity Fund              | COM | 18914C100 | 2,991   |    |
| Clough Global Opportunities Fund       | COM | 18914E106 | 7,883   |    |
| Cogdell Spencer Inc.                   | COM | 19238U107 | 18,972  | 5  |
| Cogdell Spencer Pr.A                   | PFD | 19238U206 | 12,430  |    |
| Colonial Properties Trust              | COM | 195872106 | 91,037  | 5  |
| Comerica Inc.                          | COM | 200340107 | 31,065  | 1  |
| Commonwealth REIT Pfd. D               | PFD | 203233408 | 51,326  | 2  |
| Commonwealth REIT Pfd. E               | PFD | 203233606 | 49,980  | 2  |
| Copano Energy LLC                      | COM | 217202100 | 63      |    |
| Corning Inc.                           | COM | 219350105 | 36,715  | 2  |
| Corporate Office Properties            | COM | 22002T108 | 31,363  | 1  |
| Costco Wholesale Corp.                 | COM | 22160K105 | 41,306  |    |
| Covidien PLC                           | COM | G2554F113 | 54,979  | 1  |
| Crown Castle International Corp.       | COM | 228227104 | 71,096  | 1  |
| Cushing Mlp Total Return Fun           | COM | 231631102 | 1,661   |    |
| CVS Caremark Corp.                     | COM | 126650100 | 66,519  | 1  |
| DCP Midstream Partners LP              | COM | 23311P100 | 30      |    |
| DCT Industrial Trust Inc.              | COM | 233153105 | 144,903 | 33 |
| DDR Corp.                              | COM | 23317H102 | 318,256 | 29 |
| Delaware Enhanced Global Dividend      | COM | 246060107 | 19      |    |
| Devon Energy Corp.                     | COM | 25179M103 | 28,079  |    |
| Diamondrock Hospitality Co.            | COM | 252784301 | 70,010  | 10 |
| Digital Realty Trust Inc.              | COM | 253868103 | 159,002 | 2  |
| DNP Select Income Fund                 | COM | 23325P104 | 2,450   |    |
| Douglas Emmett Inc.                    | COM | 25960P109 | 136,899 | 8  |
| Dow 30 Enhanced Premium & In           | COM | 260537105 | 41      |    |
| Dow 30 Prem & Dvd Incm F Inc           | COM | 260582101 | 21      |    |
| Dow Chemical                           | COM | 260543103 | 16,551  |    |
| Dreyfus High Yield Strategies Fund     | COM | 26200S101 | 55      |    |
| Duff & Phelps Utility & Corporate Bond | COM | 26432K108 | 36      |    |
| Duke Realty Corp.                      | COM | 264411505 | 52,600  | 5  |
| Dupont Fabros Technology Inc.          | COM | 26613Q106 | 170,967 | 8  |
| DWS Dreman Value Income Edge           | COM | 23339M204 | 31      |    |
| DWS High Income Trust                  | COM | 23337C208 | 12      |    |
| DWS Multi-Market Income Trust          | COM | 23338L108 | 22      |    |
| Eastgroup Properties Inc.              | COM | 277276101 | 29,924  |    |
| Eaton Corp                             | COM | 278058102 | 16,891  |    |
| Eaton Vance Enh Equityt Inc            | COM | 278277108 | 81      |    |
| Eaton Vance Floating Rate Income       | COM | 278279104 | 7,047   |    |
| Eaton Vance Insured Muni Bond          | COM | 27827X101 | 357     |    |
| Eaton Vance Limited Duration Fund      | COM | 27828H105 | 9,799   |    |
| Eaton Vance Senior Income Trust        | COM | 27826S103 | 3,214   |    |
| Eaton Vance Short Duration Dividend    | COM | 27828V104 | 24      |    |

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|                                     |     |           |           |    |
|-------------------------------------|-----|-----------|-----------|----|
| Eaton Vance Sr Fltg Rate Trust      | COM | 27828Q105 | 3,077     |    |
| Eaton Vance T/A Global Dividend     | COM | 27828S101 | 7,211     |    |
| Eaton Vance T/M Buy-Write           | COM | 27828Y108 | 7,894     |    |
| Eaton Vance Tax Adv Global Dividend | COM | 27828U106 | 5,549     |    |
| Eaton Vance Tax Man Global Br       | COM | 27829C105 | 3,541     |    |
| Eaton Vance Tax-Adv Dvd. Inc. Fund  | COM | 27828G107 | 14,492    | 1  |
| Eaton Vance Tax-Managed Dividend    | COM | 27828N102 | 3,087     |    |
| Eaton Vance Tax-Managed Global      | COM | 27829F108 | 3,085     |    |
| Edison International                | COM | 281020107 | 23,821    |    |
| Education Realty Trust Inc.         | COM | 28140H104 | 82,730    | 9  |
| El Paso Corp.                       | COM | 28336L109 | 38        |    |
| El Paso Pipeline Partners LP        | COM | 283702108 | 86        |    |
| Emerson Electric Co                 | COM | 291011104 | 25,174    |    |
| Enbridge Energy Partners LP         | COM | 29250R106 | 7,353     |    |
| Enbridge Inc                        | COM | 29250N105 | 58,845    | 1  |
| Energy Income & Growth Fund         | COM | 292697109 | 5,924     |    |
| Energy Select Sector Spdr           | COM | 81369Y506 | 4,230     |    |
| Energy Transfer Equity Lp           | COM | 29273V100 | 78        |    |
| Energy Transfer Partners LP         | COM | 29273R109 | 51        |    |
| Ensco PLC-Spon ADR                  | ADR | 29358Q109 | 970       |    |
| Enterprise Products Partners        | COM | 293792107 | 35,241    |    |
| Entertainment Properties 9% CV      | PFD | 29380T600 | 8,075     |    |
| Entertainment Property 5.75% CV     | PFD | 29380T402 | 8,032     |    |
| Equity Lifestyle Properties         | COM | 29472R108 | 283,959   | 4  |
| Equity Residential                  | COM | 29476L107 | 1,177,568 | 22 |
| Essex Property Trust Inc.           | COM | 297178105 | 57,091    |    |
| EV Energy Partner LP                | COM | 26926V107 | 63        |    |
| Exelon Corp.                        | COM | 30161N101 | 44,205    | 1  |
| Extra Space Storage Inc.            | COM | 30225T102 | 64,760    | 3  |
| Exxon Mobil Corp.                   | COM | 30231G102 | 96,042    | 1  |
| Federal Realty Investment Trust     | COM | 313747206 | 402,435   | 4  |
| Federated Enhanc Treas              | COM | 314162108 | 15        |    |
| Felcor Lodging Trust Inc.           | COM | 31430F101 | 5,360     | 2  |
| First Industrial Realty Trust       | COM | 32054K103 | 64,325    | 8  |
| First Trust Aberdeen Emerging       | COM | 33731K102 | 17        |    |
| First Trust Aberdeen Global Fund    | COM | 337319107 | 2,948     |    |
| First Trust Enhanced Equity Inc.    | COM | 337318109 | 27        |    |
| First Trust/Four Crns Sr F 2        | COM | 33733U108 | 295       |    |
| Firstenergy Corp.                   | COM | 337932107 | 22,806    |    |
| Flah & Crum/Claymore Preferred S I  | COM | 338478100 | 6,224     |    |
| Flah & Crum/Claymore Total Return   | COM | 338479108 | 3,869     |    |
| Ford Motor Co                       | COM | 345370860 | 783       |    |
| Forest City Enterprises Cl A        | COM | 345550107 | 95,489    | 8  |
| Fort Dearborn Income Securities Inc | COM | 347200107 | 22        |    |
| Franklin Resources Inc.             | COM | 354613101 | 37,175    |    |
| Franklin Templeton Ltd Duration Inc | COM | 35472T101 | 1,298     |    |
| Freeport-Mcmoran Copper             | COM | 35671D857 | 2,948     |    |
| Gabelli Dividend & Income Trust     | COM | 36242H104 | 10,004    |    |
| Gabelli Equity Trust                | COM | 362397101 | 13,927    | 2  |
| Gabelli Gold Nat Res & Income       | COM | 36244N109 | 2,844     |    |
| General Dynamics Corp.              | COM | 369550108 | 28,281    |    |
| General Electric Co.                | COM | 369604103 | 62,231    | 4  |
| General Growth Properties           | COM | 370023103 | 538,207   | 44 |
| Global High Income Fund Inc         | COM | 37933G108 | 21        |    |
| Golar LNG Partners LP               | COM | Y2745C102 | 11,160    |    |
| Goldman Sachs Group Inc.            | COM | 38141G104 | 35,948    |    |
| Google Inc. Cl A                    | COM | 38259P508 | 14,300    |    |
| Grupo Aeroportuario                 | ADR | 400506101 | 1,152     |    |
| Guggenheim Enhanced Equity Inc      | COM | 40167B100 | 17        |    |
| Guggenheim Strategic Opp Fund       | COM | 40167F101 | 4,652     |    |
| H & Q Healthcare Investors          | COM | 404052102 | 41        |    |
| H & Q Life Sciences Invstrs         | COM | 404053100 | 35        |    |

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|                                       |     |           |           |    |
|---------------------------------------|-----|-----------|-----------|----|
| Halliburton Co                        | COM | 406216101 | 12,358    |    |
| Harris Corp.                          | COM | 413875105 | 3,513     |    |
| HCC Insurance Holdings Inc.           | COM | 404132102 | 25,092    |    |
| Health Care Property Inc.             | COM | 40414L109 | 1,007,664 | 28 |
| Health Care REIT Inc.                 | COM | 42217K106 | 200,086   | 4  |
| Healthcare Realty Trust Inc.          | COM | 421946104 | 49,409    | 2  |
| Hersha Hospitality Trust              | COM | 427825104 | 84,324    | 24 |
| Highland Credit Strategies F          | COM | 43005Q107 | 38        |    |
| Highwoods Properties Inc.             | COM | 431284108 | 17,437    |    |
| Home Properties Inc.                  | COM | 437306103 | 287,013   | 5  |
| Hospitality Properties Trust          | COM | 44106M102 | 69,929    | 3  |
| Host Hotels & Resorts Inc.            | COM | 44107P104 | 354,882   | 32 |
| HSBC Holdings PLC 6.20% (HBC A)       | PFD | 404280604 | 696       |    |
| Hudson Pacific Properties             | COM | 444097109 | 52,285    | 4  |
| Huntington Bancshares 8.5% CV         | PFD | 446150401 | 1,404     |    |
| Huntington Ingalls Industries         | COM | 446413106 | 342       |    |
| Hyatt Hotels Corp CL A                | COM | 448579102 | 115,376   | 3  |
| Inergy LP                             | COM | 456615103 | 44        |    |
| Ing Infrastructure Indl               | COM | 45685U100 | 2,522     |    |
| Intel Corp.                           | COM | 458140100 | 3,609     |    |
| International Business Machines Corp. | COM | 459200101 | 15,776    |    |
| Invesco Van Kampen Municipal Opp.     | COM | 46132C107 | 1,170     |    |
| ITC Holdings Corp.                    | COM | 465685105 | 16,568    |    |
| John Hancock Bank and Thrift Opp.     | COM | 409735206 | 41        |    |
| John Hancock Investors Trust          | COM | 410142103 | 24        |    |
| John Hancock Patriot Premium Div.     | COM | 41013T105 | 55        |    |
| John Hancock Preferred Income         | COM | 41013W108 | 1,229     |    |
| John Hancock Preferred Income II      | COM | 41013X106 | 2,501     |    |
| John Hancock Preferred Income III     | COM | 41021P103 | 2,584     |    |
| John Hancock T/A Dividend Income      | COM | 41013V100 | 1,905     |    |
| John Hancock Tax-Advantaged Global    | COM | 41013P749 | 18        |    |
| Johnson & Johnson                     | COM | 478160104 | 61,062    |    |
| Johnson Controls Inc.                 | COM | 478366107 | 24,643    |    |
| JP Morgan Chase & Co                  | COM | 46625H100 | 83,059    | 2  |
| Kayne Anderson Energy Total Return    | COM | 48660P104 | 6,317     |    |
| Kayne Anderson MidstreamEnergy        | COM | 48661E108 | 1,042     |    |
| Kayne Anderson MLP Investment         | COM | 486606106 | 2,604     |    |
| Keycorp 7.75% CV (KEY G)              | PFD | 493267405 | 4,241     |    |
| Kilroy Realty Corp.                   | COM | 49427F108 | 229,448   | 7  |
| Kimco Realty Corp.                    | COM | 49446R109 | 514,804   | 34 |
| Kinder Morgan Energy Prtnrs           | COM | 494550106 | 22,648    |    |
| Kinder Morgan Manage                  | COM | 49455U100 | 264       |    |
| L-3 Communications Holdings           | COM | 502424104 | 13,887    |    |
| Lexington Corp Pr C CV                | PFD | 529043309 | 9,390     |    |
| Lexington Realty Trust                | COM | 529043101 | 9,110     | 1  |
| Liberty All-Star Equity Fund          | COM | 530158104 | 5,619     | 1  |
| Liberty Property Trust                | COM | 531172104 | 408,985   | 14 |
| Linn Energy Llc-Units                 | COM | 536020100 | 77        |    |
| LMP Capital And Income Fund           | COM | 50208A102 | 32        |    |
| Lockheed Martin Corp.                 | COM | 539830109 | 24,022    |    |
| LTC Properties Inc.                   | COM | 502175102 | 10,779    |    |
| Mack-Cali Realty Corp.                | COM | 554489104 | 193,444   | 7  |
| Macquarie Global Infr Tot Rt          | COM | 55608D101 | 1,549     |    |
| Macquarie/Ft Gl Int/Ut Dv In          | COM | 55607W100 | 2,296     |    |
| Magellan Midstream Partners           | COM | 559080106 | 77        |    |
| Managed High Yield Plus Fund Inc      | COM | 561911108 | 7         |    |
| Marathon Petroleum Corp.              | COM | 56585A102 | 22,027    |    |
| Market Vectors Gold Miners            | COM | 57060U100 | 1,976     |    |
| MarkWest Energy Partners LP           | COM | 570759100 | 58,044    | 1  |
| McDonald's Corp.                      | COM | 580135101 | 85,918    |    |
| Mckesson Corp.                        | COM | 58155Q103 | 262       |    |
| Merck & Co Inc                        | COM | 58933Y105 | 61,779    | 1  |

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|  |     |           |         |
|--|-----|-----------|---------|
| MFS Charter Income Trust               | COM | 552727109 | 44      |
| MFS Government Markets Income          | COM | 552939100 | 23      |
| MFS Intermediate Inc Trust             | COM | 55273C107 | 65      |
| MFS Multimarket Income Trust           | COM | 552737108 | 1,674   |
| Microsoft Corp.                        | COM | 594918104 | 15,636  |
| Mid-America Apartment Communities      | COM | 59522J103 | 1,253   |
| Morgan Stanley Emerging Markets        | COM | 617477104 | 1,181   |
| Mosaic Company                         | COM | 61945C103 | 162     |
| NASDAQ Premium Income & Growth         | COM | 63110R105 | 26      |
| National Retail Properties             | COM | 637417106 | 114,349 |
| NATL WESTMINSTER 7.76% (NW C)          | PFD | 638539882 | 26,133  |
| Natural Resource Partners LP           | COM | 63900P103 | 47      |
| Neuberger Berman High Yield            | COM | 64128C106 | 28      |
| Neuberger Berman Real Estate           | COM | 64190A103 | 23      |
| New America High Income Fund           | COM | 641876800 | 7,088   |
| Newmont Mining Corp                    | COM | 651639106 | 22,889  |
| NextEra Energy Inc                     | COM | 65339F101 | 105,975 |
| NFJ Dividend Interest & Preferred      | COM | 65337H109 | 2,537   |
| Nike Inc.                              | COM | 654106103 | 16,538  |
| Nordstrom Inc.                         | COM | 655664100 | 38,551  |
| Norfolk Southern Corp.                 | COM | 655844108 | 25,310  |
| Northrop Grumman Corp.                 | COM | 666807102 | 4,606   |
| Northwest Natural Gas Co.              | COM | 667655104 | 1,509   |
| NuStar Energy LP                       | COM | 67058H102 | 68      |
| Nuveen Build Amer Bd Fd                | COM | 67074C103 | 646     |
| Nuveen Core Equity Alpha Fund          | COM | 67090X107 | 22      |
| Nuveen Diversified Dividend and Income | COM | 6706EP105 | 2,855   |
| Nuveen Equity Prem & Growth            | COM | 6706EW100 | 26      |
| Nuveen Equity Premium Advantag         | COM | 6706ET107 | 40      |
| Nuveen Equity Premium Income           | COM | 6706ER101 | 50      |
| Nuveen Floating rate Income            | COM | 67072T108 | 2,156   |
| Nuveen Floating Rate Income Opp.       | COM | 6706EN100 | 1,082   |
| Nuveen Global Government Enh.          | COM | 67073C104 | 19      |
| Nuveen Global Value Opp Fund           | COM | 6706EH103 | 49      |
| Nuveen Inv Quality Muni Fund           | COM | 67062E103 | 1,046   |
| Nuveen Mtg Opportunity                 | COM | 670735109 | 838     |
| Nuveen Mtg Oppty Term F                | COM | 67074R100 | 1,152   |
| Nuveen Multi-Currency Short            | COM | 67090N109 | 59      |
| Nuveen Multi-Strategy Income&Growth    | COM | 67073D102 | 79      |
| Nuveen Multi-Strategy Income&Growth    | COM | 67073B106 | 53      |
| Nuveen Performance Plus Muni           | COM | 67062P108 | 360     |
| Nuveen Premium Inc Muni Fd 2           | COM | 67063W102 | 1,860   |
| Nuveen Quality Preferred Inc           | COM | 67071S101 | 56      |
| Nuveen Quality Preferred Income Fund   | COM | 67072C105 | 54      |
| Nuveen Real Estate Income Fund         | COM | 67071B108 | 1,474   |
| Nuveen Senior Income Fund              | COM | 67067Y104 | 24      |
| Nuveen Tax-Adv Tot Ret Strat           | COM | 67090H102 | 1,863   |
| Nuveen Tax-Advantaged Dividend         | COM | 67073G105 | 19      |
| Occidental Petroleum Corp.             | COM | 674599105 | 54,004  |
| Oiltanking Partners LP                 | COM | 678049107 | 14,126  |
| ONEOK Partners LP                      | COM | 68268N103 | 135     |
| Oracle Corp.                           | COM | 68389X105 | 83,998  |
| Orient Express Hotels Ltd. A           | COM | 667743107 | 41,934  |
| P G & E Corp.                          | COM | 69331C108 | 107,402 |
| Paa Natural Gas Storage Lp             | COM | 693139107 | 15      |
| Parkway Properties Inc.                | COM | 70159Q104 | 845     |
| Patterson Companies                    | COM | 703395103 | 32,074  |
| Peabody Energy Corp                    | COM | 704549104 | 10,123  |
| Pebblebrook Hotel Trust                | COM | 70509V100 | 24,176  |
| Penn Real Estate Investment Trust      | COM | 709102107 | 3,641   |
| Penn Virginia Resource Partners LP     | COM | 707884102 | 56      |
| Pepsico Inc.                           | COM | 713448108 | 22,538  |

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|                                    |     |           |           |    |
|------------------------------------|-----|-----------|-----------|----|
| Petsmart Inc                       | COM | 716768106 | 17,849    |    |
| Pfizer Inc.                        | COM | 717081103 | 57,058    | 3  |
| Philip Morris International        | COM | 718172109 | 50,393    |    |
| PIMCO Corporate Income Fund        | COM | 72200U100 | 66        |    |
| PIMCO Corporate Opportunity        | COM | 72201B101 | 6,012     |    |
| PIMCO Global Stocksplus & In       | COM | 722011103 | 37        |    |
| PIMCO High Income Fund             | COM | 722014107 | 7,936     |    |
| PIMCO Income Opportunity Fund      | COM | 72202B100 | 9,744     |    |
| PIMCO Income Strategy Fund         | COM | 72201H108 | 13        |    |
| PIMCO Income Strategy Fund II      | COM | 72201J104 | 846       |    |
| Pimco Municipal Income Fund II     | COM | 72200W106 | 2,306     |    |
| PIMCO Strategic Global Government  | COM | 72200X104 | 33        |    |
| Pioneer Diversified High Income    | COM | 723653101 | 758       |    |
| Pioneer Floating Rate Trust        | COM | 72369J102 | 1,382     |    |
| Pioneer High Income Trust          | COM | 72369H106 | 4,971     |    |
| Plains All American Pipeline LP    | COM | 726503105 | 110       |    |
| PNC Financial Services Group       | COM | 693475105 | 217       |    |
| Post Properties Inc.               | COM | 737464107 | 177,085   | 5  |
| Potash Corp of Saskatchewan - US   | COM | 73755L107 | 10,062    |    |
| PPL Corp.                          | COM | 69351T106 | 40,717    | 1  |
| Procter & Gamble Co.               | COM | 742718109 | 69,004    | 1  |
| ProLogis Inc.                      | COM | 74340W103 | 565,702   | 23 |
| Prudential Finl Inc                | COM | 744320102 | 66,574    | 1  |
| PS Business Parks Inc.             | COM | 69360J107 | 38,940    |    |
| Public Service Enterprise Group    | COM | 744573106 | 35,637    | 1  |
| Public Storage                     | COM | 74460D109 | 651,373   | 5  |
| Putnam High Income Securities Fund | COM | 746779107 | 10        |    |
| Putnam Managed Municipal Income    | COM | 746823103 | 2,003     |    |
| Putnam Master Intermediate Income  | COM | 746909100 | 36        |    |
| Putnam Premier Income Trust        | COM | 746853100 | 7,728     | 1  |
| Qualcomm Inc.                      | COM | 747525103 | 63,015    | 1  |
| Questar Corp.                      | COM | 748356102 | 14,379    |    |
| Ramco-Gershenson 7.25% CV Pr.D     | PFD | 751452608 | 13,576    |    |
| Ramco-Gershenson Properties        | COM | 751452202 | 9,971     | 1  |
| Rayonier Inc.                      | COM | 754907103 | 45,994    | 1  |
| Reaves Utility Income Fund         | COM | 756158101 | 66        |    |
| Regency Centers Corp.              | COM | 758849103 | 412,058   | 11 |
| Regency Energy Partners Lp         | COM | 75885Y107 | 83        |    |
| RLJ Lodging Trust                  | COM | 74965L101 | 72,356    | 5  |
| Rogers Communications Inc          | COM | 775109200 | 9,934     |    |
| Ross Stores Inc                    | COM | 778296103 | 38,928    |    |
| Royal Bank of Canada               | COM | 780087102 | 143       |    |
| Royce Value Trust                  | COM | 780910105 | 4,238     |    |
| Sabesp Cia Saneame                 | ADR | 20441A102 | 2,466     |    |
| Saul Centers Inc.                  | COM | 804395101 | 5,809     |    |
| SBA Communications Corp. Cl A      | COM | 78388J106 | 1,490     |    |
| Schlumberger Ltd.                  | COM | 806857108 | 15,972    |    |
| Sempra Energy                      | COM | 816851109 | 40,178    |    |
| Senior Housing Properties Trust    | COM | 81721M109 | 314,669   | 14 |
| Simon Property Group Inc.          | COM | 828806109 | 2,613,306 | 23 |
| SL Green Realty Corp.              | COM | 78440X101 | 414,996   | 7  |
| Southern Co                        | COM | 842587107 | 80,192    | 1  |
| Sovran Self Storage Inc.           | COM | 84610H108 | 27,599    |    |
| Special Opportunities F            | COM | 84741T104 | 14        |    |
| Spectra Energy Corp.               | COM | 847560109 | 2,583     |    |
| Starwood Hotels & Resorts          | COM | 85590A401 | 4,197     |    |
| Starwood Property Trust Inc        | COM | 85571B105 | 3,833     |    |
| Strategic Global Income Fund Inc   | COM | 862719101 | 13        |    |
| Stratus Properties Inc.            | COM | 863167201 | 2,715     |    |
| Suburban Propane Partners LP       | COM | 864482104 | 42        |    |
| Suncor Energy Inc                  | COM | 867224107 | 232       |    |
| Sunstone Hotel Pr. D               | PFD | 867892507 | 17,454    |    |



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|--|-----|-----------|-----------|----|
| Symantec Corp                          | COM | 871503108 | 50,832    | 3  |
| Syngenta AG -ADR                       | ADR | 87160A100 | 1,229     |    |
| Tanger Factory Outlet Center           | COM | 875465106 | 7,563     |    |
| Targa Resources Partners Lp            | COM | 87611X105 | 73        |    |
| Target Corp.                           | COM | 87612E106 | 3,483     |    |
| Taubman Centers Inc.                   | COM | 876664103 | 129,453   | 2  |
| TC Pipelines LP                        | COM | 87233Q108 | 42        |    |
| Teekay Corp.                           | COM | Y8564W103 | 0         |    |
| Templeton Global Income Fund           | COM | 880198106 | 1,309     |    |
| Tesoro Logistics LP                    | COM | 88160T107 | 10,490    |    |
| Teva Pharmaceutical-Sponsored ADR      | ADR | 881624209 | 23,571    |    |
| Texas Instruments Inc.                 | COM | 882508104 | 472       |    |
| The Macerich Co.                       | COM | 554382101 | 342,632   | 8  |
| The Walt Disney Co.                    | COM | 254687106 | 67,727    | 2  |
| Tiffany & Co New                       | COM | 886547108 | 3,528     |    |
| Tim Hortons Inc.                       | COM | 88706M103 | 194       |    |
| Time Warner Cable In                   | COM | 88732J207 | 27,080    |    |
| Toronto-Dominion Bank                  | COM | 891160509 | 12,650    |    |
| Tortoise MLP Fund, Inc                 | COM | 89148B101 | 5,211     |    |
| TransCanada Corp                       | COM | 89353D107 | 63,247    | 1  |
| TS&W/Claymore T/A Balanced             | COM | 87280R108 | 11        |    |
| UDR Inc.                               | COM | 902653104 | 510,571   | 23 |
| United Parcel Service Cl B             | COM | 911312106 | 38,393    |    |
| United Technologies Corp.              | COM | 913017109 | 11,389    |    |
| Unitedhealth Group Inc.                | COM | 91324P102 | 77,920    | 1  |
| Urstadt Biddle Properties Cl A         | COM | 917286205 | 17,240    | 1  |
| US Bancorp                             | COM | 902973304 | 58,645    | 2  |
| Van Kampen Bond Fund                   | COM | 46132L107 | 30        |    |
| Van Kampen Dynamic Credit Op           | COM | 46132R104 | 73        |    |
| Van Kampen Senior Income Trust         | COM | 46131H107 | 84        |    |
| Ventas Inc.                            | COM | 92276F100 | 840,628   | 17 |
| Verizon Communications Inc.            | COM | 92343V104 | 14,952    |    |
| Visa Inc.-Class A Shares               | COM | 92826C839 | 77,337    |    |
| Vodafone Group PLC ADR                 | ADR | 92857W209 | 1,757     |    |
| Vornado Realty Trust                   | COM | 929042109 | 1,175,379 | 15 |
| Wa/Clay US Infl-Lkd Opportunity&Inc.   | COM | 95766R104 | 82        |    |
| Wal-Mart Stores Inc.                   | COM | 931142103 | 3,156     |    |
| Weingarten Realty Investors            | COM | 948741103 | 250,865   | 11 |
| Wells Fargo & Co.                      | COM | 949746101 | 41,335    | 1  |
| Wells Fargo Advantage Global           | COM | 94987C103 | 637       |    |
| Wells Fargo Advantage Income Oppty.    | COM | 94987B105 | 3,119     |    |
| Wells Fargo Advantage Multi-sector     | COM | 94987D101 | 54        |    |
| Wells Fargo Advantage Utilities & High | COM | 94987E109 | 12        |    |
| Wells Fargo Co 7.5% (WFC L)            | PFD | 949746804 | 30,031    |    |
| Western Asset Emerging Marke           | COM | 95766A101 | 67        |    |
| Western Asset Emerging Marke           | COM | 95766E103 | 36        |    |
| Western Asset Global Cp                | COM | 95790C107 | 2,691     |    |
| Western Asset Global High In           | COM | 95766B109 | 4,944     |    |
| Western Asset High Income Fund II      | COM | 95766J102 | 11,409    | 1  |
| Western Asset High Income Oppty        | COM | 95766K109 | 2,241     |    |
| Western Asset Inflation Management     | COM | 95766U107 | 17        |    |
| Western Asset Managed High Y           | COM | 95766L107 | 30        |    |
| Western Asset Premier Bond             | COM | 957664105 | 918       |    |
| Western Asset Worldwide Income         | COM | 957668106 | 463       |    |
| Western Asset/Claymore InflationLinked | COM | 95766Q106 | 29        |    |
| Western Gas Partners LP                | COM | 958254104 | 58        |    |
| Weyerhaeuser Co                        | COM | 962166104 | 2,161     |    |
| Williams Cos Inc.                      | COM | 969457100 | 40,588    | 1  |
| Williams Partners LP                   | COM | 96950F104 | 96        |    |
| Wisconsin Energy Corp.                 | COM | 976657106 | 71,088    | 2  |
| WW Grainger Inc                        | COM | 384802104 | 2,708     |    |
| Xcel Energy Inc.                       | COM | 98389B100 | 15,834    |    |

