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COHEN & STEERS INC
Form 13F-HR
February 14, 2013

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

Form 13F
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: 12/31/2012

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	2/14/2013
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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: 387

Form 13F Information Table Value Total: \$ 29,760,933

(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	38,646	590,016 SH	SOLE	1,
Acadia Realty Trust	COM	004239109	89,593	3,572,297 SH	SOLE	1
Accenture Plc	COM	G1151C101	140	2,100 SH	SOLE	1
Access Midstream Partners LP	COM	00434L109	15,267	455,200 SH	SOLE	1
Advent Claymore Convertible Sec & Inc Fund	COM	00764C109	659	40,900 SH	SOLE	1
Aflac Inc.	COM	001055102	20,825	392,036 SH	SOLE	1,
Agco Corp	COM	001084102	318	6,484 SH	SOLE	1
AGIC Convertible & Income FD II	COM	001191105	11,816	1,490,080 SH	SOLE	1
AGIC Convertible & Income Fund	COM	001190107	14,715	1,693,300 SH	SOLE	1
Alexander's Inc.	COM	014752109	49,008	148,149 SH	SOLE	1,
Alexandria Real Estate Equities	COM	015271109	247,224	3,566,418 SH	SOLE	1,
Allegheny Technologi	COM	01741R102	17,824	587,098 SH	SOLE	1,

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AllianceBernstein Global High Income Fund	COM	01879R106	6,345	405,400	SH	SOLE	1
AllianceBernstein Income Fund	COM	01881E101	3,133	386,818	SH	SOLE	1
Alpine Global Premier Properties Fund	COM	02083A103	3,140	431,311	SH	SOLE	1
American Assets Trust Inc	COM	024013104	140,785	5,040,639	SH	SOLE	1,
American Campus Communities	COM	024835100	20,413	442,518	SH	SOLE	1,
American Express Co.	COM	025816109	47,710	830,022	SH	SOLE	1,
American International Group	COM	026874784	17,505	495,900	SH	SOLE	1,
American Tower Corp	COM	03027X100	194,489	2,517,001	SH	SOLE	1,
American Water Works Co. Inc.	COM	030420103	23,362	629,195	SH	SOLE	1
Ameriprise Finl Inc	COM	03076C106	16,284	260,000	SH	SOLE	1,
Amgen Inc.	COM	031162100	4,394	50,900	SH	SOLE	1,
Anadarko Petroleum Corp.	COM	032511107	619	8,335	SH	SOLE	1
Apache Corp.	COM	037411105	52,559	669,546	SH	SOLE	1,
Apartment Investment & Management Co.	COM	03748R101	416,649	15,397,241	SH	SOLE	1,
Apollo Coml Real Est Fi	COM	03762U105	1,311	80,748	SH	SOLE	1
Apple Inc.	COM	037833100	63,335	118,821	SH	SOLE	1,
Ashford Hospitality Pr.E	PFD	044103505	13,846	516,641	SH	SOLE	1
Associated Estates Realty Corp.	COM	045604105	50,641	3,141,532	SH	SOLE	1
AT&T Inc.	COM	00206R102	65,679	1,948,363	SH	SOLE	1,
Atlas Pipeline Partners LP	COM	049392103	14	449	SH	SOLE	1
Atmos Energy Corp.	COM	049560105	15,055	428,662	SH	SOLE	1
Avago Technologies L	COM	Y0486S104	1,555	49,100	SH	SOLE	1,
Avalonbay Communities Inc	COM	053484101	536,947	3,960,075	SH	SOLE	1,
Baker Hughes Inc.	COM	057224107	156	3,821	SH	SOLE	1
Bank of America 7.25% CV (BAC L)	PFD	060505682	29,125	25,661	SH	SOLE	1
Bank Of New York Mellon Corp.	COM	064058100	26,276	1,022,423	SH	SOLE	1,
Bankunited Inc	COM	06652K103	771	31,528	SH	SOLE	1
Barclays Bank 7.75% (BCS C)	PFD	06739H511	10,856	431,125	SH	SOLE	1
Barclays Bank 8.125% (BCS D)	PFD	06739H362	68	2,683	SH	SOLE	1
Becton Dickinson & Co.	COM	075887109	4,676	59,800	SH	SOLE	1,
BioMed Realty Trust Inc.	COM	09063H107	132,708	6,865,388	SH	SOLE	1,
Blackrock Build Amer Bd	COM	09248X100	528	23,100	SH	SOLE	1
Blackrock Corporate High Yield Fund 5	COM	09255N102	334	26,600	SH	SOLE	1
Blackrock Corporate High Yield Fund 6	COM	09255P107	570	45,976	SH	SOLE	1

FORM 13F INFORMATION TABLE

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	O MA
Blackrock Debt Strategies Fund	COM	09255R103	358	83,300	SH	SOLE	1
Blackrock Health Sciences Trust	COM	09250W107	1,177	42,000	SH	SOLE	1

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Blackrock Inc.	COM	09247X101	28,882	139,720	SH	SOLE	1,
Blackrock Limited Duration Income Trust	COM	09249W101	1,574	86,600	SH	SOLE	1
Blackrock Real Asset Equity	COM	09254B109	3,280	319,700	SH	SOLE	1
Boardwalk Pipeline Partners LP	COM	096627104	15	605	SH	SOLE	1
Boston Properties Inc.	COM	101121101	754,975	7,135,195	SH	SOLE	1,
BRE Properties Inc.	COM	05564E106	76,262	1,500,339	SH	SOLE	1,
Breithurn Energy Partners LP	COM	106776107	16	860	SH	SOLE	1
Bristol-Myers Squibb Co.	COM	110122108	121	3,700	SH	SOLE	1
Brookfield Asset Management Inc	COM	112585104	7,459	203,805	SH	SOLE	1
Brookfield Properties Corp.	COM	112900105	206,844	12,160,132	SH	SOLE	1,
Buckeye Partners LP	COM	118230101	51	1,120	SH	SOLE	1
Calamos Convertible & High Income Fund	COM	12811P108	1,823	150,030	SH	SOLE	1
Calumet Specialty Products Partners LP	COM	131476103	19	610	SH	SOLE	1
Camden Property Trust	COM	133131102	66,648	977,106	SH	SOLE	1
Canadian Natl Railway	COM	136375102	1,252	13,800	SH	SOLE	1
Capital Bank Financial-CL	COM	139794101	402	23,535	SH	SOLE	1
Caterpillar Inc.	COM	149123101	1,326	14,800	SH	SOLE	1
CBL & Associates Properties	COM	124830100	12,928	609,543	SH	SOLE	1
CBRE Clarion Global Real Estate Income Fund	COM	12504G100	3,595	405,812	SH	SOLE	1
CenterPoint Energy Inc.	COM	15189T107	21,624	1,123,328	SH	SOLE	1
Central Fund Canada Cl A	COM	153501101	6,208	295,186	SH	SOLE	1
Central GoldTrust	COM	153546106	408	6,500	SH	SOLE	1
Chesapeake Lodging Trust	COM	165240102	38,814	1,858,914	SH	SOLE	1
Chevron Corp.	COM	166764100	107,736	996,267	SH	SOLE	1,
China Mobile Ltd. Sponsored ADR	ADR	16941M109	22,795	388,196	SH	SOLE	1,
Chubb Corp	COM	171232101	47,502	630,663	SH	SOLE	1,
Cia De Saneamento Basico ADR	ADR	20441A102	22,444	268,564	SH	SOLE	1
Cisco Systems Inc.	COM	17275R102	68,374	3,479,582	SH	SOLE	1,
Citigroup Inc.	COM	172967424	61,384	1,551,670	SH	SOLE	1,
Clough Global Opportunities Fund	COM	18914E106	5,073	432,100	SH	SOLE	1
Colonial Properties Trust	COM	195872106	213,166	9,975,020	SH	SOLE	1,
Colony Finl Inc	COM	19624R106	25,182	1,291,405	SH	SOLE	1
Comerica Inc.	COM	200340107	31,837	1,049,341	SH	SOLE	1,
Commonwealth REIT	COM	203233101	31,271	1,974,166	SH	SOLE	1,
Commonwealth REIT Pfd. D	PFD	203233408	53,428	2,314,918	SH	SOLE	1
Commonwealth REIT Pr. E	PFD	203233606	45,850	1,818,000	SH	SOLE	1
Consol Energy Inc	COM	20854P109	381	11,871	SH	SOLE	1
Consumer Discretionary Selt	COM	81369Y407	1,902	40,100	SH	SOLE	1
Copano Energy LLC	COM	217202100	60	1,885	SH	SOLE	1
Corenergy Infrastructure Trust, Inc.	COM	21870U205	5,771	957,067	SH	SOLE	1
Coresite Realty Corp	COM	21870Q105	1,034	37,400	SH	SOLE	1
Corporate Office Properties	COM	22002T108	247,467	9,906,603	SH	SOLE	1,
Costco Wholesale Corp.	COM	22160K105	17,714	179,345	SH	SOLE	1,
Covidien PLC	COM	G2554F113	61,373	1,062,916	SH	SOLE	1,
Crown Castle International Corp.	COM	228227104	128,442	1,779,958	SH	SOLE	1
CubeSmart	COM	229663109	241,830	16,597,779	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/ PUT/ CALL	INVESTMENT DISCRETION	MA	CO
CVS Caremark Corp.	COM	126650100	66,609	1,377,647	SH	SOLE	1,	1,
DCP Midstream Partners LP	COM	23311P100	28	660	SH	SOLE	1,	1,
DCT Industrial Trust Inc.	COM	233153105	173,887	26,793,020	SH	SOLE	1,	1,
DDR Corp.	COM	23317H102	450,238	28,750,854	SH	SOLE	1,	1,
Devon Energy Corp.	COM	25179M103	60,153	1,155,893	SH	SOLE	1,	1,
Diamondrock Hospitality Co.	COM	252784301	109,338	12,148,654	SH	SOLE	1,	1,
Digital Realty Trust Inc.	COM	253868103	400,650	5,901,454	SH	SOLE	1,	1,
DNP Select Income Fund	COM	23325P104	3,915	413,416	SH	SOLE	1,	1,
Douglas Emmett Inc.	COM	25960P109	301,455	12,937,984	SH	SOLE	1,	1,
Dow Chemical	COM	260543103	1,290	39,900	SH	SOLE	1,	1,
DR Horton Inc.	COM	23331A109	26,271	1,328,151	SH	SOLE	1,	1,
Duke Energy Corp.	COM	26441C204	95,803	1,501,621	SH	SOLE	1,	1,
Duke Realty Corp.	COM	264411505	63,101	4,549,464	SH	SOLE	1,	1,
Dupont Fabros Technology Inc.	COM	26613Q106	172,069	7,122,061	SH	SOLE	1,	1,
Eaton Vance Floating Rate Income Trust	COM	278279104	9,279	544,565	SH	SOLE	1,	1,
Eaton Vance Limited Duration Fund	COM	27828H105	4,404	264,337	SH	SOLE	1,	1,
Eaton Vance Senior Income Tr	COM	27826S103	5,058	670,787	SH	SOLE	1,	1,
Eaton Vance Sr Fltg Rate Trust	COM	27828Q105	5,954	372,826	SH	SOLE	1,	1,
Eaton Vance T/A Global Dividend Income	COM	27828S101	6,774	498,800	SH	SOLE	1,	1,
Eaton Vance T/M Buy-Write Opportunity	COM	27828Y108	14,341	1,147,272	SH	SOLE	1,	1,
Eaton Vance Tax Adv Global Dividend O	COM	27828U106	4,510	224,500	SH	SOLE	1,	1,
Eaton Vance Tax Man Global Br	COM	27829C105	5,103	477,365	SH	SOLE	1,	1,
Eaton Vance Tax-Adv Dvd. Inc. Fund	COM	27828G107	10,412	631,051	SH	SOLE	1,	1,
Eaton Vance Tax-Managed Dividend	COM	27828N102	14,171	1,512,417	SH	SOLE	1,	1,
Eaton Vance Tax-Managed Global	COM	27829F108	13,392	1,520,062	SH	SOLE	1,	1,
Ecolab Inc.	COM	278865100	16,800	233,657	SH	SOLE	1,	1,
Education Realty Trust Inc.	COM	28140H104	147,716	13,883,042	SH	SOLE	1,	1,
El Paso Pipeline Partners LP	COM	283702108	61	1,645	SH	SOLE	1,	1,
Eldorado Gold Corp	COM	284902103	86	6,673	SH	SOLE	1,	1,
Emerson Electric Co	COM	291011104	42,080	794,571	SH	SOLE	1,	1,
Enbridge Energy Partners LP	COM	29250R106	59	2,111	SH	SOLE	1,	1,
Enbridge Inc	COM	29250N105	83,990	1,943,957	SH	SOLE	1,	1,
Energy Select Sector Spdr	COM	81369Y506	3,443	48,200	SH	SOLE	1,	1,
Energy Transfer Equity Lp	COM	29273V100	88	1,940	SH	SOLE	1,	1,
Energy Transfer Partners LP	COM	29273R109	46	1,080	SH	SOLE	1,	1,
Enterprise Products Partners	COM	293792107	41,052	819,732	SH	SOLE	1,	1,
Entertainment Property 5.75% CV (EPR C)	PFD	26884U208	8,157	371,600	SH	SOLE	1,	1,
EPR Properties 9% E	PFD	26884U307	9,554	322,216	SH	SOLE	1,	1,
EQT Midstream Partners LP	COM	26885B100	17,417	559,125	SH	SOLE	1,	1,
Equity Lifestyle Properties	COM	29472R108	54,799	814,376	SH	SOLE	1,	1,
Equity Residential	COM	29476L107	1,253,044	22,111,244	SH	SOLE	1,	1,
Essex Property Trust Inc.	COM	297178105	322,625	2,199,967	SH	SOLE	1,	1,

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EV Energy Partner LP	COM	26926V107	59	1,040	SH	SOLE	1
Exelon Corp.	COM	30161N101	30,294	1,018,622	SH	SOLE	1
Extra Space Storage Inc.	COM	30225T102	269,616	7,409,062	SH	SOLE	1,
Exxon Mobil Corp.	COM	30231G102	95,622	1,104,819	SH	SOLE	1,
Federal Realty Investment Trust	COM	313747206	411,053	3,951,671	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/ PUT/ PRN CALL	INVESTMENT DISCRETION	OTHER MA	
Financial Select Sector SPDR	COM	81369Y605	968	59,000	SH	SOLE	1	
First Industrial Realty Trust	COM	32054K103	100,670	7,149,830	SH	SOLE	1,	
First Potomac Realty Trust	COM	33610F109	5,337	431,783	SH	SOLE	1,	
First Trust Aberdeen Global Fund	COM	337319107	3,761	210,700	SH	SOLE	1	
First Trust Energy Income and Growth Fund	COM	33738G104	6,954	226,880	SH	SOLE	1	
First Trust Strategic High Income Fund II	COM	337353304	1,881	113,300	SH	SOLE	1	
First Trust/Four Crns Sr F 2	COM	33733U108	334	22,000	SH	SOLE	1	
Firstenergy Corp.	COM	337932107	17,548	420,216	SH	SOLE	1	
Flah & Crum/Claymore Preferred S I	COM	338478100	7,690	393,332	SH	SOLE	1	
Flah & Crum/Claymore Total Return Fund	COM	338479108	5,470	271,600	SH	SOLE	1	
Ford Motor Co	COM	345370860	37,378	2,886,300	SH	SOLE	1,	
Forest City Enterprises Cl A	COM	345550107	140,813	8,719,101	SH	SOLE	1,	
Franco-Nevada Corp	COM	351858105	485	8,498	SH	SOLE	1	
Franklin Templeton Ltd Duration Inc Fund	COM	35472T101	1,210	84,200	SH	SOLE	1	
Freeport-Mcmoran Copper	COM	35671D857	23,872	698,003	SH	SOLE	1,	
Gabelli Dividend & Income Trust	COM	36242H104	10,138	626,569	SH	SOLE	1	
Gabelli Equity Trust	COM	362397101	9,170	1,643,300	SH	SOLE	1	
GasLog Ltd.	COM	G37585109	22,460	1,806,946	SH	SOLE	1	
General Dynamics Corp.	COM	369550108	43,358	625,929	SH	SOLE	1	
General Electric Co.	COM	369604103	45,324	2,159,296	SH	SOLE	1,	
General Growth Properties	COM	370023103	590,950	29,770,765	SH	SOLE	1,	
Genesis Energy LP	COM	371927104	59	1,640	SH	SOLE	1	
Glimcher Realty Trust	COM	379302102	136,115	12,273,633	SH	SOLE	1,	
Golar LNG Partners LP	COM	Y2745C102	12,787	428,387	SH	SOLE	1	
Goldman Sachs Group Inc.	COM	38141G104	31,780	249,136	SH	SOLE	1,	
Google Inc. Cl A	COM	38259P508	5,249	7,400	SH	SOLE	1,	
Grupo Aeroportuario	ADR	400506101	6,152	107,606	SH	SOLE	1	
Guggenheim Strategic Opp Fund	COM	40167F101	1,554	72,300	SH	SOLE	1	
Harris Corp.	COM	413875105	2,668	54,500	SH	SOLE	1,	
HCC Insurance Holdings Inc.	COM	404132102	20,926	562,375	SH	SOLE	1	
HCP Inc	COM	40414L109	1,077,097	23,840,122	SH	SOLE	1,	
Health Care REIT Inc.	COM	42217K106	224,341	3,660,324	SH	SOLE	1,	
Healthcare Realty Trust Inc.	COM	421946104	55,907	2,328,486	SH	SOLE	1	

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Hersha Hospitality Trust	COM	427825104	157,174	31,434,835	SH	SOLE	1,
Highwoods Properties Inc.	COM	431284108	230,295	6,884,767	SH	SOLE	1,
Home Depot Inc.	COM	437076102	2,913	47,100	SH	SOLE	1,
Home Properties Inc.	COM	437306103	224,900	3,668,249	SH	SOLE	1,
Host Hotels & Resorts Inc.	COM	44107P104	766,473	48,913,397	SH	SOLE	1,
HSBC Holdings PLC 6.20% (HBC A)	PFD	404280604	30	1,184	SH	SOLE	1
Hudson Pacific Prop	COM	444097109	134,204	6,372,472	SH	SOLE	1,
Huntington Bancshares 8.5% CV (HBANP)	PFD	446150401	42,182	34,294	SH	SOLE	1
Hyatt Hotels Corp CL A	COM	448579102	220,054	5,705,316	SH	SOLE	1,
I Shares Gold Trust	COM	464285105	5,021	308,603	SH	SOLE	1
Inergy LP	COM	456615103	40	2,215	SH	SOLE	1
ING Infrastructure Indl	COM	45685U100	2,239	136,600	SH	SOLE	1
ING Prime Rate Trust	COM	44977W106	3,424	551,315	SH	SOLE	1
Intel Corp.	COM	458140100	2,044	99,100	SH	SOLE	1,
International Business Machines Corp.	COM	459200101	9,699	50,633	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
Ishares Silver Trust	COM	46428Q109	1,799	61,300	SH	SOLE
John Hancock Investors Trust	COM	410142103	785	34,800	SH	SOLE
John Hancock T/A Dividend Income Fund	COM	41013V100	3,029	167,890	SH	SOLE
Johnson & Johnson	COM	478160104	45,200	644,800	SH	SOLE
JP Morgan Chase & Co	COM	46625H100	105,520	2,399,809	SH	SOLE
Kayne Anderson Energy Total Return	COM	48660P104	6,089	247,624	SH	SOLE
Kayne Anderson MidstreamEnergy	COM	48661E108	2,888	100,300	SH	SOLE
Kayne Anderson MLP Investment	COM	486606106	2,145	72,800	SH	SOLE
Keycorp 7.75% CV (KEY G)	PFD	493267405	5,701	45,515	SH	SOLE
Kilroy Realty Corp.	COM	49427F108	72,852	1,537,927	SH	SOLE
Kimco Realty Corp.	COM	49446R109	571,630	29,587,452	SH	SOLE
Kinder Morgan Energy Prtnrs	COM	494550106	54	675	SH	SOLE
Kinder Morgan Holdco LLC	COM	49456B101	5,535	156,668	SH	SOLE
Kinder Morgan Manage	COM	49455U100	298	3,952	SH	SOLE
L-3 Communications Holdings	COM	502424104	27,137	354,181	SH	SOLE
Las Vegas Sands Corp.	COM	517834107	345	7,483	SH	SOLE
Lasalle Hotel Properties	COM	517942108	49,028	1,930,980	SH	SOLE
Legg Mason BW Global Income	COM	52469B100	590	29,100	SH	SOLE
Lexington Corp Pr C CV	PFD	529043309	10,788	226,349	SH	SOLE
Liberty Property Trust	COM	531172104	195,772	5,473,066	SH	SOLE
Linn Energy Llc-Units	COM	536020100	80	2,265	SH	SOLE
Mack-Cali Realty Corp.	COM	554489104	205,710	7,878,602	SH	SOLE
Magellan Midstream Partners	COM	559080106	95	2,200	SH	SOLE
Marathon Oil Corp.	COM	565849106	202	6,591	SH	SOLE
Marathon Petroleum Corp.	COM	56585A102	48,665	772,466	SH	SOLE
Market Vectors Gold Miners	COM	57060U100	3,192	68,800	SH	SOLE

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Market Vectors Oil Service ETF	COM	57060U191	4,936	127,600	SH	SOLE	1
MarkWest Energy Partners LP	COM	570759100	44,375	869,929	SH	SOLE	1
McDonald's Corp.	COM	580135101	34,796	394,471	SH	SOLE	1
Mckesson Corp.	COM	58155Q103	204	2,100	SH	SOLE	1
Merck & Co Inc	COM	58933Y105	54,732	1,336,890	SH	SOLE	1
MFS Multimarket Income Trust	COM	552737108	1,355	186,100	SH	SOLE	1
Microsoft Corp.	COM	594918104	22,404	838,175	SH	SOLE	1
Mid-America Apartment Communities	COM	59522J103	269,285	4,158,841	SH	SOLE	1
Monsanto Co	COM	61166W101	5,337	56,390	SH	SOLE	1
Mosaic Company	COM	61945C103	538	9,500	SH	SOLE	1
MPLX LP	COM	55336V100	12,613	404,400	SH	SOLE	1
National Retail Properties	COM	637417106	1,420	45,500	SH	SOLE	1
National-Oilwell Inc	COM	637071101	20,262	296,450	SH	SOLE	1
NATL WESTMINSTER 7.76% (NW C)	PFD	638539882	33,434	1,349,223	SH	SOLE	1
Natural Resource Partners LP	COM	63900P103	18	990	SH	SOLE	1
New America High Income Fund	COM	641876800	6,641	635,478	SH	SOLE	1
Newmont Mining Corp	COM	651639106	15,028	323,600	SH	SOLE	1
News Corp Ltd	COM	65248E104	19,659	769,745	SH	SOLE	1
NextEra Energy Inc	COM	65339F101	122,969	1,777,262	SH	SOLE	1
NFJ Dividend Interest & Preferred Strategy	COM	65337H109	2,044	131,000	SH	SOLE	1
Noble Energy Inc	COM	655044105	324	3,180	SH	SOLE	1
Nordstrom Inc.	COM	655664100	26,641	497,959	SH	SOLE	1
Norfolk Southern Corp.	COM	655844108	42,871	693,250	SH	SOLE	1
NuStar Energy LP	COM	67058H102	52	1,220	SH	SOLE	1
Nuveen Diversified Currency Opportunities Fund	COM	67090N109	2,987	232,100	SH	SOLE	1

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	OWNERSHIP
Nuveen Energy MLP Total Return	COM	67074U103	4,994	282,139	SH	SOLE	1
Nuveen Equity Premium Opportunity Fund	COM	6706EM102	1,500	124,300	SH	SOLE	1
Nuveen Floating rate Income	COM	67072T108	3,802	311,900	SH	SOLE	1
Nuveen Floating Rate Income Opportunity Fund	COM	6706EN100	2,726	222,500	SH	SOLE	1
Nuveen Global Government Enh	COM	67073C104	2,076	148,100	SH	SOLE	1
Nuveen Global Value Opp Fund	COM	6706EH103	1,610	108,000	SH	SOLE	1
Nuveen Ins T/F Adv Municipal	COM	670657105	1,252	84,339	SH	SOLE	1
Nuveen Mtg Opportunity	COM	670735109	798	29,300	SH	SOLE	1
Nuveen Mtg Oppty Term F	COM	67074R100	853	31,400	SH	SOLE	1
Nuveen Multi-Strategy Income & Growth 2	COM	67073D102	20,397	2,113,647	SH	SOLE	1
Nuveen Preferred & Income Term Fund	COM	67075A106	1,176	47,900	SH	SOLE	1
Nuveen Preferred Income Opportunities Fund	COM	67073B106	14,326	1,475,364	SH	SOLE	1

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Nuveen Real Estate Income Fund	COM	67071B108	3,589	342,439	SH	SOLE	1
Nuveen Short Duration Credit	COM	67074X107	3,036	152,205	SH	SOLE	1
Nuveen Tax-Adv Tot Ret Strat	COM	67090H102	1,617	153,900	SH	SOLE	1
Occidental Petroleum Corp.	COM	674599105	58,617	765,138	SH	SOLE	1,
Oiltanking Partners LP	COM	678049107	15,978	422,037	SH	SOLE	1
ONEOK Partners LP	COM	68268N103	141	2,615	SH	SOLE	1
Oracle Corp.	COM	68389X105	86,721	2,602,672	SH	SOLE	1,
Orient Express Hotels Ltd. A	COM	G67743107	131,650	11,261,756	SH	SOLE	1,
P G & E Corp.	COM	69331C108	49,224	1,225,080	SH	SOLE	1
Paa Natural Gas Storage Lp	COM	693139107	15	805	SH	SOLE	1
Parker Hannifin Corp	COM	701094104	27,445	322,660	SH	SOLE	1,
Parkway Properties Inc.	COM	70159Q104	14,402	1,029,477	SH	SOLE	1
Pebblebrook Hotel Trust	COM	70509V100	28,538	1,235,400	SH	SOLE	1
Penn Real Estate Investment Trust	COM	709102107	742	42,065	SH	SOLE	1
Pepsico Inc.	COM	713448108	34,266	500,750	SH	SOLE	1,
Petroleo Brasileiro SA	ADR	71654V101	306	15,847	SH	SOLE	1
Petsmart Inc	COM	716768106	18,735	274,144	SH	SOLE	1,
Pfizer Inc.	COM	717081103	57,877	2,307,694	SH	SOLE	1,
Philip Morris International	COM	718172109	52,156	623,582	SH	SOLE	1,
PIMCO Corporate Opportunity	COM	72201B101	8,849	455,897	SH	SOLE	1
Pimco Dynamic Income Fund	COM	72201Y101	11,245	384,585	SH	SOLE	1
PIMCO High Income Fund	COM	722014107	13,337	1,272,655	SH	SOLE	1
PIMCO Income Opportunity Fund	COM	72202B100	17,596	604,045	SH	SOLE	1
PIMCO Income Strategy Fund II	COM	72201J104	6,622	599,300	SH	SOLE	1
Pioneer Diversified High Income	COM	723653101	6,630	330,161	SH	SOLE	1
Pioneer Floating Rate Trust	COM	72369J102	5,933	447,123	SH	SOLE	1
Pioneer High Income Trust	COM	72369H106	1,683	105,730	SH	SOLE	1
Plains All American Pipeline LP	COM	726503105	138	3,050	SH	SOLE	1
Plum Creek Timber Co.	COM	729251108	4,415	99,500	SH	SOLE	1
PNC Financial Services Group	COM	693475105	245	4,200	SH	SOLE	1
Potash Corp of Saskatchewan	COM	73755L107	6,700	164,800	SH	SOLE	1
Potash Corp of Saskatchewan - US	COM	73755L107	22,445	551,601	SH	SOLE	1
PPL Corp.	COM	69351T106	36,168	1,263,301	SH	SOLE	1
Proassurance Corp	COM	74267C106	15,391	364,800	SH	SOLE	1,

FORM 13F INFORMATION TABLE

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 MA
Procter & Gamble Co.	COM	742718109	32,188	474,121	SH	SOLE
ProLogis Inc.	COM	74340W103	1,238,475	33,940,119	SH	SOLE
Prudential Finl Inc	COM	744320102	42,016	787,848	SH	SOLE
PRV Partners LP	COM	693665101	54	2,070	SH	SOLE
PS Business Parks Inc.	COM	69360J107	14,971	230,401	SH	SOLE
Public Storage	COM	74460D109	909,976	6,277,428	SH	SOLE

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Putnam Premier Income Trust	COM	746853100	3,547	649,553	SH	SOLE	1
Qualcomm Inc.	COM	747525103	38,667	623,465	SH	SOLE	1,
Questar Corp.	COM	748356102	10,034	507,814	SH	SOLE	1
Ramco-Gershenson 7.25% CV Pr.D (RPT D)	PFD	751452608	539	10,000	SH	SOLE	1
Ramco-Gershenson Properties	COM	751452202	26,282	1,974,583	SH	SOLE	1
Regency Centers Corp.	COM	758849103	532,966	11,310,813	SH	SOLE	1,
Regency Energy Partners Lp	COM	75885Y107	76	3,505	SH	SOLE	1
Republic Services Inc.	COM	760759100	199	6,800	SH	SOLE	1
Retail Properties of America	COM	76131V202	2,344	195,845	SH	SOLE	1
RLJ Lodging Trust	COM	74965L101	36,302	1,874,146	SH	SOLE	1
Rogers Communications Inc	COM	775109200	6,504	143,400	SH	SOLE	1
Rose Rock Midstream LP	COM	777149105	8,577	272,560	SH	SOLE	1
Ross Stores Inc	COM	778296103	32,839	606,442	SH	SOLE	1,
Royal Bank of Canada	COM	780087102	114	1,900	SH	SOLE	1
Royal Bank of Scotland 6.35% (RBS N)	PFD	780097770	11,492	510,289	SH	SOLE	1
Royal Bank of Scotland 6.6% (RBS S)	PFD	780097739	21,593	938,837	SH	SOLE	1
Royal Bank Scotland 6.4% (RBS M)	PFD	780097796	13,410	593,620	SH	SOLE	1
Royce Value Trust	COM	780910105	7,099	529,000	SH	SOLE	1
SBA Communications Corp. Cl A	COM	78388J106	70,215	988,664	SH	SOLE	1
Schlumberger Ltd.	COM	806857108	56,483	815,168	SH	SOLE	1,
Semgroup Corp	COM	81663A105	2,513	64,307	SH	SOLE	1
Sempra Energy	COM	816851109	80,068	1,128,672	SH	SOLE	1,
Senior Housing Properties Trust	COM	81721M109	216,965	9,177,877	SH	SOLE	1,
Siemens AG-Spons ADR	ADR	826197501	20,536	187,592	SH	SOLE	1
Simon Property Group Inc.	COM	828806109	3,448,208	21,811,676	SH	SOLE	1,
SL Green Realty Corp.	COM	78440X101	532,723	6,950,069	SH	SOLE	1,
Southern Co	COM	842587107	42,502	992,809	SH	SOLE	1
Southwestern Energy	COM	845467109	305	9,121	SH	SOLE	1
Sovran Self Storage Inc.	COM	84610H108	147,764	2,379,457	SH	SOLE	1,
SPDR Trust Series 1	COM	78462F103	385	2,700	SH	SOLE	1
Spectra Energy Corp.	COM	847560109	7,981	291,474	SH	SOLE	1
Sprott Physical Gold Tr	COM	85207H104	6,627	466,365	SH	SOLE	1
Sprott Physical Silver Trust	COM	85207K107	2,310	191,900	SH	SOLE	1
STAG Industrial	COM	85254J102	14,020	780,207	SH	SOLE	1
Stanley Black & Decker Inc	COM	854502101	25,328	342,410	SH	SOLE	1,
Starbucks Corp	COM	855244109	1,968	36,700	SH	SOLE	1
Starwood Hotels & Resorts	COM	85590A401	133,182	2,321,866	SH	SOLE	1
Starwood Property Trust Inc	COM	85571B105	2,784	121,243	SH	SOLE	1
Stone Harbor Emerging Market	COM	86164T107	1,866	75,100	SH	SOLE	1
Strategic Hotels & Resorts I	COM	86272T106	109,896	17,171,219	SH	SOLE	1,
Stratus Properties Inc.	COM	863167201	794	91,742	SH	SOLE	1
Suburban Propane Partners LP	COM	864482104	40	1,019	SH	SOLE	1
Suncor Energy Inc	COM	867224107	824	25,083	SH	SOLE	1
Sunoco Logistics Partners LP	COM	86764L108	55	1,100	SH	SOLE	1
Sunstone Hotel Pr. D	PFD	867892507	21,021	824,045	SH	SOLE	1
Symantec Corp	COM	871503108	49,365	2,624,394	SH	SOLE	1,
Syngenta AG -ADR	ADR	87160A100	1,366	16,900	SH	SOLE	1
Talisman Energy Inc	COM	87425E103	151	13,352	SH	SOLE	1

FORM 13F INFORMATION TABLE

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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/ PUT/ PRN CALL	INVESTMENT DISCRETION		
Tanger Factory Outlet Center	COM	875465106	94,800	2,771,928	SH	SOLE		1,
Targa Resources Corp	COM	87612G101	4,086	77,320	SH	SOLE		1,
Targa Resources Partners Lp	COM	87611X105	67	1,791	SH	SOLE		1,
Taubman Centers Inc.	COM	876664103	119,475	1,517,715	SH	SOLE		1,
TC Pipelines LP	COM	87233Q108	33	825	SH	SOLE		1,
Templeton Global Income Fund	COM	880198106	5,150	545,499	SH	SOLE		1,
Tesoro Logistics LP	COM	88160T107	14,811	338,161	SH	SOLE		1,
The Macerich Co.	COM	554382101	195,524	3,353,763	SH	SOLE		1,
Thermo Fisher Scientific Inc.	COM	883556102	15,652	245,400	SH	SOLE		1,
Tiffany & Co New	COM	886547108	16,917	295,035	SH	SOLE		1,
Time Warner Cable In	COM	88732J207	37,971	390,692	SH	SOLE		1,
Timken Co	COM	887389104	11,120	232,500	SH	SOLE		1,
Toronto-Dominion Bank	COM	891160509	101	1,200	SH	SOLE		1,
Toronto-Dominion Bank	COM	891160509	1,408	16,700	SH	SOLE		1,
UDR Inc.	COM	902653104	443,940	18,668,628	SH	SOLE		1,
Ultra Pete Corp	COM	903914109	160	8,843	SH	SOLE		1,
UMH Properties 8.25% (UMH,PRA)	PFD	903002202	4,913	189,750	SH	SOLE		1,
United Parcel Service Cl B	COM	911312106	36,899	500,458	SH	SOLE		1,
United Technologies Corp.	COM	913017109	9,380	114,373	SH	SOLE		1,
Unitedhealth Group Inc.	COM	91324P102	68,438	1,261,761	SH	SOLE		1,
US Bancorp	COM	902973304	61,082	1,912,402	SH	SOLE		1,
Valero Energy Corp.	COM	91913Y100	344	10,083	SH	SOLE		1,
Ventas Inc.	COM	92276F100	1,133,575	17,515,066	SH	SOLE		1,
Verizon Communications Inc.	COM	92343V104	17,581	406,300	SH	SOLE		1,
Visa Inc.-Class A Shares	COM	92826C839	59,185	390,454	SH	SOLE		1,
Vodafone Group PLC ADR	ADR	92857W209	2,194	87,100	SH	SOLE		1,
Vornado Realty Trust	COM	929042109	1,405,104	17,546,250	SH	SOLE		1,
Wal-Mart Stores Inc.	COM	931142103	7,089	103,900	SH	SOLE		1,
Walt Disney Co.	COM	254687106	74,808	1,502,469	SH	SOLE		1,
Washington Real Estate Investment	COM	939653101	61,227	2,341,393	SH	SOLE		1,
Weingarten Realty Investors	COM	948741103	274,853	10,267,200	SH	SOLE		1,
Wells Fargo & Co.	COM	949746101	86,206	2,522,108	SH	SOLE		1,
Wells Fargo Advantage Income Opportunities Fund	COM	94987B105	7,337	728,600	SH	SOLE		1,
Wells Fargo Advantage Multi-sector	COM	94987D101	3,166	195,800	SH	SOLE		1,
Wells Fargo Co 7.5% (WFC L)	PFD	949746804	55,003	44,900	SH	SOLE		1,
Westar Energy Inc.	COM	95709T100	186	6,500	SH	SOLE		1,
Western Asset Global Cp	COM	95790C107	1,787	86,106	SH	SOLE		1,
Western Asset Global High In	COM	95766B109	4,714	342,100	SH	SOLE		1,
Western Asset High Income Fund II	COM	95766J102	1,909	197,589	SH	SOLE		1,
Western Asset Premier Bond	COM	957664105	683	43,961	SH	SOLE		1,
Western Gas Partners LP	COM	958254104	42	880	SH	SOLE		1,
Weyerhaeuser Co	COM	962166104	26,575	955,249	SH	SOLE		1,
Williams Cos Inc.	COM	969457100	59,328	1,812,110	SH	SOLE		1,
Williams Partners LP	COM	96950F104	74	1,520	SH	SOLE		1,
Wisconsin Energy Corp.	COM	976657106	70,982	1,926,243	SH	SOLE		1,
WW Grainger Inc	COM	384802104	5,302	26,200	SH	SOLE		1,
Yamana Gold Inc	COM	98462Y100	318	18,487	SH	SOLE		1,