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COHEN & STEERS INC
Form 13F-HR
May 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: 3/31/2013
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	5/14/2013
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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: 417

Form 13F Information Table Value Total: \$ 32,618,437
(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 SPRL

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	21,024	595,253 SH	SOLE	1,
Abbvie Inc	COM	00287Y109	196	4,800 SH	SOLE	1
Acadia Realty Trust	COM	004239109	79,027	2,845,760 SH	SOLE	1
Accenture Plc	COM	G1151C101	91	1,200 SH	SOLE	1
Access Midstream Partners LP	COM	00434L109	19,318	478,529 SH	SOLE	1
Advent Claymore Convertible Sec & Inc Fund	COM	00764C109	693	40,900 SH	SOLE	1
Agco Corp	COM	001084102	330	6,328 SH	SOLE	1
AGIC Convertible & Income FD II	COM	018825109	12,979	1,498,780 SH	SOLE	1
AGIC Convertible & Income Fund	COM	018828103	15,646	1,650,400 SH	SOLE	1
Alexander's Inc.	COM	014752109	49,458	150,013 SH	SOLE	1,
Alexandria Real Estate Equities	COM	015271109	36,604	515,690 SH	SOLE	1
Alliance Holdings GP LP	COM	01861G100	32	605 SH	SOLE	1

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AllianceBernstein Global High Income Fund	COM	01879R106	6,222	381,000	SH	SOLE	1
AllianceBernstein Income Fund	COM	01881E101	2,745	336,018	SH	SOLE	1
Alpine Global Premier Properties Fund	COM	02083A103	3,996	482,011	SH	SOLE	1
American Assets Trust Inc	COM	024013104	168,092	5,251,240	SH	SOLE	1,
American Express Co.	COM	025816109	54,529	808,322	SH	SOLE	1,
American International Group	COM	026874784	47,015	1,211,100	SH	SOLE	1,
American Tower Corp	COM	03027X100	206,332	2,682,427	SH	SOLE	1,
American Water Works Co. Inc.	COM	030420103	26,024	627,995	SH	SOLE	1
Ameriprise Finl Inc	COM	03076C106	44,584	605,350	SH	SOLE	1,
Amgen Inc.	COM	031162100	3,239	31,600	SH	SOLE	1,
Anadarko Petroleum Corp.	COM	032511107	611	6,991	SH	SOLE	1
Anheuser Busch InBev NV	ADR	03524A108	15,161	152,300	SH	SOLE	1
Apache Corp.	COM	037411105	65,213	845,160	SH	SOLE	1,
Apartment Investment & Management Co.	COM	03748R101	438,739	14,309,831	SH	SOLE	1,
Apollo Coml Real Est Fi	COM	03762U105	3,414	194,079	SH	SOLE	1
Apple Inc.	COM	037833100	72,789	164,446	SH	SOLE	1,
Archer-Daniels-Midland Co.	COM	039483102	75	2,233	SH	SOLE	1
Ashford Hospitality Pr.E	PFD	044103505	13,778	499,034	SH	SOLE	1
Associated Estates Realty Corp.	COM	045604105	56,176	3,013,713	SH	SOLE	1
AT&T Inc.	COM	00206R102	70,520	1,922,063	SH	SOLE	1,
Atlas Pipeline Partners LP	COM	049392103	21	609	SH	SOLE	1
Atmos Energy Corp.	COM	049560105	17,968	420,887	SH	SOLE	1
Avago Technologies L	COM	Y0486S104	1,063	29,600	SH	SOLE	1
Avalonbay Communities Inc	COM	053484101	191,404	1,511,041	SH	SOLE	1,
Bank of America 7.25% CV (BAC L)	PFD	060505682	31,259	25,661	SH	SOLE	1
Bank Of America Corp.	COM	060505104	44,371	3,642,900	SH	SOLE	1,
Bank Of New York Mellon Corp.	COM	064058100	26,776	956,623	SH	SOLE	1
Bankunited Inc	COM	06652K103	2,328	90,875	SH	SOLE	1
Banner Corporation	COM	06652V208	311	9,770	SH	SOLE	1
Barclays Bank 7.10% (BCS A)	PFD	06739H776	83	3,243	SH	SOLE	1
Barclays Bank 7.75% (BCS C)	PFD	06739H511	11,098	432,687	SH	SOLE	1
Barclays Bank 8.125% (BCS D)	PFD	06739H362	104	4,075	SH	SOLE	1
Barclays Bank PLC 6.625% (BCS)	PFD	06739F390	260	10,200	SH	SOLE	1
Becton Dickinson & Co.	COM	075887109	5,364	56,100	SH	SOLE	1,
BioMed Realty Trust Inc.	COM	09063H107	55,263	2,558,471	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
Blackrock Build Amer Bd	COM	09248X100	520	23,100	SH	SOLE	1
Blackrock Corporate High Yield Fund 6	COM	09255P107	593	45,976	SH	SOLE	1
Blackrock Debt Strategies	COM	09255R103	371	83,300	SH	SOLE	1

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Fund							
Blackrock Health Sciences Trust	COM	09250W107	1,303	42,000	SH	SOLE	1
Blackrock Inc.	COM	09247X101	35,573	138,481	SH	SOLE	1,
Blackrock Limited Duration Income Trust	COM	09249W101	1,642	86,600	SH	SOLE	1
Blackrock Real Asset Equity	COM	09254B109	4,488	448,800	SH	SOLE	1
Boardwalk Pipeline Partners LP	COM	096627104	1,959	66,847	SH	SOLE	1
Boise Cascade LLC	COM	09739D100	319	9,400	SH	SOLE	1
Boston Properties Inc.	COM	101121101	493,497	4,883,209	SH	SOLE	1,
Brandywine Realty Trust	COM	105368203	16,295	1,097,300	SH	SOLE	1
BRE Properties Inc.	COM	05564E106	126,139	2,591,178	SH	SOLE	1,
Breithurn Energy Partners LP	COM	106776107	15	750	SH	SOLE	1
Bristol-Myers Squibb Co.	COM	110122108	152	3,700	SH	SOLE	1
Brookfield Asset Management Inc	COM	112585104	7,442	203,805	SH	SOLE	1
Brookfield Properties Corp.	COM	112900105	87,681	5,106,657	SH	SOLE	1,
Buckeye Partners LP	COM	118230101	2,215	36,224	SH	SOLE	1
Calamos Convertible & High Income Fund	COM	12811P108	1,922	150,030	SH	SOLE	1
Calumet Specialty Products Partners LP	COM	131476103	674	18,103	SH	SOLE	1
Camden Property Trust	COM	133131102	65,398	952,208	SH	SOLE	1
Canadian Natl Railway	COM	136375102	1,387	13,800	SH	SOLE	1
Capital Bank Financial-CL	COM	139794101	1,359	79,213	SH	SOLE	1
CBL & Associates Properties	COM	124830100	66,923	2,835,705	SH	SOLE	1,
CBRE Clarion Global Real Estate Income Fund	COM	12504G100	3,961	405,812	SH	SOLE	1
Cedar Realty Trust	COM	150602209	60,440	9,892,008	SH	SOLE	1,
CenterPoint Energy Inc.	COM	15189T107	26,852	1,120,698	SH	SOLE	1
Central Fund Canada Cl A	COM	153501101	5,179	267,386	SH	SOLE	1
Central GoldTrust	COM	153546106	951	16,000	SH	SOLE	1
Cheniere Energy Partners LP	COM	16411Q101	1,402	51,209	SH	SOLE	1
Chesapeake Lodging Trust	COM	165240102	78,509	3,422,341	SH	SOLE	1
Chevron Corp.	COM	166764100	118,049	993,511	SH	SOLE	1,
China Mobile Ltd. Sponsored ADR	ADR	16941M109	20,465	385,196	SH	SOLE	1
Chubb Corp	COM	171232101	42,571	486,354	SH	SOLE	1,
Cia De Saneamento Basico ADR	ADR	20441A102	24,589	515,168	SH	SOLE	1
Cisco Systems Inc.	COM	17275R102	74,686	3,571,782	SH	SOLE	1,
Citigroup Inc.	COM	172967424	54,464	1,231,101	SH	SOLE	1,
Clearbridge Energy Mlp	COM	184692101	420	15,700	SH	SOLE	1
Clough Global Opportunities Fund	COM	18914E106	3,678	285,800	SH	SOLE	1
Coach Inc	COM	189754104	26,790	535,900	SH	SOLE	1,
Colonial Properties Trust	COM	195872106	232,397	10,278,518	SH	SOLE	1,
Colony Financial Inc.	COM	19624R106	79,206	3,567,820	SH	SOLE	1,
Comerica Inc.	COM	200340107	24,208	673,366	SH	SOLE	1
Commonwealth REIT Pfd. D	PFD	203233408	55,461	2,317,645	SH	SOLE	1
Commonwealth REIT Pr. E	PFD	203233606	42,627	1,658,000	SH	SOLE	1
Consol Energy Inc	COM	20854P109	478	14,209	SH	SOLE	1
Consumer Discretionary Selt	COM	81369Y407	1,017	19,200	SH	SOLE	1
Corenergy Infrastructure Trust, Inc.	COM	21870U205	6,574	963,867	SH	SOLE	1
Coresite Realty Corp	COM	21870Q105	637	18,200	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		
Corporate Office Properties	COM	22002T108	288,240	10,803,603	SH	SOLE		1,
Costco Wholesale Corp.	COM	22160K105	19,221	181,145	SH	SOLE		1,
Cousins Properties Inc.	COM	222795106	59,440	5,560,292	SH	SOLE		1,
Covidien PLC	COM	G2554F113	67,407	993,616	SH	SOLE		1,
Crestwood Midstream Partners LP	COM	226372100	1,193	50,000	SH	SOLE		1
Crosstex Energy LP	COM	22765U102	983	53,400	SH	SOLE		1
Crown Castle International Corp.	COM	228227104	123,765	1,777,208	SH	SOLE		1
CubeSmart	COM	229663109	298,323	18,881,213	SH	SOLE		1,
CVS Caremark Corp.	COM	126650100	73,744	1,341,047	SH	SOLE		1,
DCP Midstream Partners LP	COM	23311P100	27	570	SH	SOLE		1
DCT Industrial Trust Inc.	COM	233153105	249,516	33,718,428	SH	SOLE		1,
DDR Corp.	COM	23317H102	547,598	31,435,014	SH	SOLE		1,
Deere & Co	COM	244199105	33,288	387,157	SH	SOLE		1
Devon Energy Corp.	COM	25179M103	67,724	1,200,353	SH	SOLE		1,
Diamondrock Hospitality Co.	COM	252784301	103,134	11,077,718	SH	SOLE		1
Digital Realty Trust Inc.	COM	253868103	733,247	10,958,700	SH	SOLE		1,
DNP Select Income Fund	COM	23325P104	4,278	421,941	SH	SOLE		1
Douglas Emmett Inc.	COM	25960P109	358,896	14,396,164	SH	SOLE		1,
Dow Chemical	COM	260543103	1,270	39,900	SH	SOLE		1
DR Horton Inc.	COM	23331A109	39,785	1,637,234	SH	SOLE		1,
Duke Energy Corp.	COM	26441C204	50,190	691,421	SH	SOLE		1
Duke Realty Corp.	COM	264411505	434,805	25,606,894	SH	SOLE		1,
Dupont Fabros Technology Inc.	COM	26613Q106	20,182	831,574	SH	SOLE		1,
Eaton Vance Floating Rate Income Trust	COM	278279104	6,421	366,258	SH	SOLE		1
Eaton Vance Limited Duration Fund	COM	27828H105	4,197	245,437	SH	SOLE		1
Eaton Vance Senior Income Tr	COM	27826S103	5,488	723,987	SH	SOLE		1
Eaton Vance Sr Fltg Rate Trust	COM	27828Q105	5,820	349,526	SH	SOLE		1
Eaton Vance T/A Global Dividend Income	COM	27828S101	7,921	498,800	SH	SOLE		1
Eaton Vance T/M Buy-Write Opportunity	COM	27828Y108	15,006	1,147,272	SH	SOLE		1
Eaton Vance Tax Adv Global Dividend O	COM	27828U106	5,705	245,900	SH	SOLE		1
Eaton Vance Tax Man Global Br	COM	27829C105	5,346	477,365	SH	SOLE		1
Eaton Vance Tax-Adv Dvd. Inc. Fund	COM	27828G107	12,501	669,951	SH	SOLE		1
Eaton Vance Tax-Managed Dividend	COM	27828N102	15,806	1,555,717	SH	SOLE		1
Eaton Vance Tax-Managed Global	COM	27829F108	14,167	1,520,062	SH	SOLE		1
Ecolab Inc.	COM	278865100	17,195	214,457	SH	SOLE		1,
Education Realty Trust Inc.	COM	28140H104	97,752	9,283,186	SH	SOLE		1,
El Paso Pipeline Partners LP	COM	283702108	4,295	97,925	SH	SOLE		1
Emeritus Corp	COM	291005106	25,950	933,799	SH	SOLE		1
Emerson Electric Co	COM	291011104	14,519	259,871	SH	SOLE		1
Enbridge Energy Mana	COM	29250X103	1,260	41,705	SH	SOLE		1
Enbridge Energy Partners LP	COM	29250R106	55	1,831	SH	SOLE		1

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Enbridge Inc	COM	29250N105	96,070	2,063,477	SH	SOLE	1
Energy Select Sector Spdr	COM	81369Y506	3,823	48,200	SH	SOLE	1
Energy Transfer Equity Lp	COM	29273V100	24,119	412,431	SH	SOLE	1
Energy Transfer Partners LP	COM	29273R109	5,147	101,535	SH	SOLE	1
Ensco PLC	COM	G3157S106	1,962	32,700	SH	SOLE	1
Enterprise Products Partners	COM	293792107	51,283	850,608	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
EPR Properties 9% E	PFD	26884U307	10,368	319,616	SH	SOLE
EQT Midstream Partners LP	COM	26885B100	23,186	597,575	SH	SOLE
Equity Lifestyle Properties	COM	29472R108	47,294	615,804	SH	SOLE
Equity Residential	COM	29476L107	874,562	15,883,791	SH	SOLE
Essex Property Trust Inc.	COM	297178105	327,767	2,176,700	SH	SOLE
EV Energy Partner LP	COM	26926V107	49	900	SH	SOLE
Exelon Corp.	COM	30161N101	40,473	1,173,822	SH	SOLE
Exterran Partners Lp	COM	30225N105	1,222	46,510	SH	SOLE
Extra Space Storage Inc.	COM	30225T102	367,539	9,359,272	SH	SOLE
Exxon Mobil Corp.	COM	30231G102	97,712	1,084,368	SH	SOLE
Federal Realty Investment Trust	COM	313747206	175,928	1,628,361	SH	SOLE
Financial Select Sector SPDR	COM	81369Y605	1,864	102,500	SH	SOLE
First Industrial Realty Trust	COM	32054K103	101,762	5,940,568	SH	SOLE
First Trust Aberdeen Global Fund	COM	337319107	3,744	210,700	SH	SOLE
First Trust Energy Income and Growth Fund	COM	33738G104	8,111	226,880	SH	SOLE
First Trust MLP and Energy Inc	COM	33739B104	6,935	331,639	SH	SOLE
First Trust Strategic High Income Fund II	COM	337353304	2,024	117,254	SH	SOLE
First Trust/Four Crns Sr F 2	COM	33733U108	356	22,000	SH	SOLE
Flah & Crum/Claymore Preferred S I	COM	338478100	7,343	359,072	SH	SOLE
Flah & Crum/Claymore Total Return Fund	COM	338479108	5,339	252,100	SH	SOLE
Ford Motor Co	COM	345370860	44,611	3,392,500	SH	SOLE
Forest City Enterprises Cl A	COM	345550107	169,011	9,511,018	SH	SOLE
Franco-Nevada Corp	COM	351858105	388	8,498	SH	SOLE
Franklin Templeton Ltd Duration Inc Fund	COM	35472T101	1,248	84,200	SH	SOLE
Freeport-Mcmoran Copper	COM	35671D857	20,939	632,600	SH	SOLE
Gabelli Dividend & Income Trust	COM	36242H104	12,289	648,169	SH	SOLE
Gabelli Equity Trust	COM	362397101	10,649	1,643,300	SH	SOLE
GasLog Ltd.	COM	G37585109	2,987	232,291	SH	SOLE
General Dynamics Corp.	COM	369550108	42,591	604,044	SH	SOLE
General Electric Co.	COM	369604103	85,833	3,712,496	SH	SOLE
General Growth Properties	COM	370023103	628,912	31,635,420	SH	SOLE
Genesis Energy LP	COM	371927104	68	1,420	SH	SOLE

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Gladstone Land Corp	COM	376549101	123	7,900	SH	SOLE	1
Glimcher Realty Trust	COM	379302102	237,536	20,477,270	SH	SOLE	1,
Golar LNG Partners LP	COM	Y2745C102	15,966	483,810	SH	SOLE	1
Goldman Sachs Group Inc.	COM	38141G104	36,425	247,536	SH	SOLE	1,
Google Inc. Cl A	COM	38259P508	5,399	6,800	SH	SOLE	1,
Grupo Aeroportuario PAC - ADR	ADR	400506101	3,914	66,781	SH	SOLE	1
Guggenheim Strategic Opp Fund	COM	40167F101	2,060	88,300	SH	SOLE	1
Halliburton Co	COM	406216101	190	4,698	SH	SOLE	1
Harris Corp.	COM	413875105	524	11,300	SH	SOLE	1
Hartford Financial Svcs Grp	COM	416515104	52	2,000	SH	SOLE	1
HCC Insurance Holdings Inc.	COM	404132102	21,855	519,975	SH	SOLE	1
HCP Inc	COM	40414L109	726,615	14,573,095	SH	SOLE	1,
Health Care REIT Inc.	COM	42217K106	565,233	8,323,262	SH	SOLE	1,
Healthcare TRUST of America	COM	42225P105	110,922	9,440,186	SH	SOLE	1,
Hersha Hospitality Trust	COM	427825104	164,035	28,088,126	SH	SOLE	1,
Highwoods Properties Inc.	COM	431284108	264,214	6,677,138	SH	SOLE	1,

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (x\$1000)	SHRS OR PRN AMT	SH/ PUT/ CALL	INVESTMENT DISCRETION
Home Depot Inc.	COM	437076102	4,040	57,900	SH	SOLE
Home Properties Inc.	COM	437306103	269,760	4,253,541	SH	SOLE
Hospitality Properties Trust	COM	44106M102	135,489	4,937,656	SH	SOLE
Host Hotels & Resorts Inc.	COM	44107P104	636,606	36,398,302	SH	SOLE
HSBC Holdings PLC 6.20% (HBC A)	PFD	404280604	362	14,297	SH	SOLE
Hudson Pacific Prop	COM	444097109	178,384	8,201,565	SH	SOLE
Huntington Bancshares 8.5% CV (HBANP)	PFD	446150401	53,739	41,755	SH	SOLE
Hyatt Hotels Corp CL A	COM	448579102	178,190	4,121,916	SH	SOLE
I Shares Gold Trust	COM	464285105	4,867	313,600	SH	SOLE
Inergy LP	COM	456615103	2,330	114,025	SH	SOLE
Inergy Midstream Lp	COM	45671U106	1,001	41,000	SH	SOLE
ING Prime Rate Trust	COM	44977W106	894	139,100	SH	SOLE
Intel Corp.	COM	458140100	2,980	136,400	SH	SOLE
International Business Machines Corp.	COM	459200101	10,437	48,933	SH	SOLE
Ishares Silver Trust	COM	46428Q109	1,681	61,300	SH	SOLE
iStar Financial Inc.	COM	45031U101	218	20,000	SH	SOLE
John Hancock Investors Trust	COM	410142103	766	34,098	SH	SOLE
John Hancock T/A Dividend Income Fund	COM	41013V100	4,766	238,290	SH	SOLE
Johnson & Johnson	COM	478160104	42,656	523,200	SH	SOLE
JP Morgan Chase & Co	COM	46625H100	85,381	1,799,019	SH	SOLE
Kayne Anderson Energy Total Return	COM	48660P104	7,369	247,624	SH	SOLE
Kayne Anderson MidstreamEnergy	COM	48661E108	4,332	130,490	SH	SOLE
Kayne Anderson MLP Investment	COM	486606106	1,920	55,300	SH	SOLE

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KB Home	COM	48666K109	5	242	SH	SOLE	1
Keycorp 7.75% CV (KEY G)	PFD	493267405	2,202	16,994	SH	SOLE	1
Kilroy Realty Corp.	COM	49427F108	137,795	2,629,669	SH	SOLE	1,
Kimco Realty Corp.	COM	49446R109	776,133	34,648,774	SH	SOLE	1,
Kinder Morgan Holdco LLC	COM	49456B101	13,526	349,688	SH	SOLE	1
Kinder Morgan Manage	COM	49455U100	9,035	102,847	SH	SOLE	1
L-3 Communications Holdings	COM	502424104	27,552	340,481	SH	SOLE	1,
Lasalle Hotel Properties	COM	517942108	49,008	1,930,980	SH	SOLE	1
Legg Mason BW Global Income	COM	52469B100	2,932	145,960	SH	SOLE	1
Lexington Corp Pr C CV	PFD	529043309	11,132	226,349	SH	SOLE	1
Liberty Property Trust	COM	531172104	156,412	3,934,887	SH	SOLE	1
Linn Co Llc	COM	535782106	3,133	80,226	SH	SOLE	1
Linn Energy Llc-Units	COM	536020100	74	1,965	SH	SOLE	1
LMP Real Estate Income Fund	COM	50208C108	858	65,300	SH	SOLE	1
Mack-Cali Realty Corp.	COM	554489104	330,537	11,553,209	SH	SOLE	1,
Macquarie Global Infr Tot Rt	COM	55608D101	1,626	76,779	SH	SOLE	1
Magellan Midstream Partners	COM	559080106	2,555	47,820	SH	SOLE	1
Marathon Oil Corp.	COM	565849106	489	14,502	SH	SOLE	1
Marathon Petroleum Corp.	COM	56585A102	33,915	378,516	SH	SOLE	1,
Market Vectors Gold Miners	COM	57060U100	2,604	68,800	SH	SOLE	1
Market Vectors Oil Service ETF	COM	57060U191	5,479	127,600	SH	SOLE	1
MarkWest Energy Partners LP	COM	570759100	68,404	1,125,999	SH	SOLE	1
McDonald's Corp.	COM	580135101	37,341	374,571	SH	SOLE	1,
Mckesson Corp.	COM	58155Q103	227	2,100	SH	SOLE	1
Merck & Co Inc	COM	58933Y105	41,266	932,990	SH	SOLE	1,
MFS Multimarket Income Trust	COM	552737108	1,370	186,100	SH	SOLE	1
Microsoft Corp.	COM	594918104	24,604	859,975	SH	SOLE	1,
Mid-America Apartment Communities	COM	59522J103	166,100	2,405,153	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 O DISCRETION MA
Monsanto Co	COM	61166W101	6,701	63,434	SH	SOLE
Mosaic Company	COM	61945C103	796	13,361	SH	SOLE
MPLX LP	COM	55336V100	15,160	404,800	SH	SOLE
National Retail Properties	COM	637417106	288,663	7,980,730	SH	SOLE
National-Oilwell Inc	COM	637071101	22,503	318,065	SH	SOLE
NATL WESTMINSTER 7.76% (NW C)	PFD	638539882	28,677	1,119,306	SH	SOLE
Natural Resource Partners LP	COM	63900P103	20	860	SH	SOLE
New America High Income Fund	COM	641876800	6,844	648,678	SH	SOLE
Newmont Mining Corp	COM	651639106	14,062	335,700	SH	SOLE
News Corp Ltd	COM	65248E104	22,315	731,145	SH	SOLE
NextEra Energy Inc	COM	65339F101	152,541	1,963,712	SH	SOLE
NFJ Dividend Interest & Preferred Strategy	COM	01883A107	2,203	131,000	SH	SOLE
NGL Energy Partners LP	COM	62913M107	538	20,000	SH	SOLE
Noble Energy Inc	COM	655044105	495	4,284	SH	SOLE
Nordstrom Inc.	COM	655664100	27,280	493,939	SH	SOLE
Norfolk Southern Corp.	COM	655844108	46,776	606,850	SH	SOLE

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Northstar Rlty Fin C	COM	66704R100	1,993	210,250	SH	SOLE	1
NuStar Energy LP	COM	67058H102	421	7,900	SH	SOLE	1
NuStar GP Holdings LLC	COM	67059L102	1,693	52,088	SH	SOLE	1
Nuveen Diversified Currency Opportunities Fund	COM	67090N109	3,008	232,100	SH	SOLE	1
Nuveen Energy MLP Total Return	COM	67074U103	5,181	253,223	SH	SOLE	1
Nuveen Equity Premium Opportunity Fund	COM	6706EM102	1,566	124,300	SH	SOLE	1
Nuveen Floating rate Income	COM	67072T108	4,108	311,900	SH	SOLE	1
Nuveen Floating Rate Income Opportunity Fund	COM	6706EN100	2,873	212,000	SH	SOLE	1
Nuveen Global Government Enh	COM	67073C104	2,076	148,100	SH	SOLE	1
Nuveen Mtg Opportunity	COM	670735109	882	29,300	SH	SOLE	1
Nuveen Mtg Oppty Term F	COM	67074R100	938	31,400	SH	SOLE	1
Nuveen Multi-Strategy Income & Growth 2	COM	67073D102	22,088	2,113,647	SH	SOLE	1
Nuveen Preferred & Income Term Fund	COM	67075A106	3,299	128,869	SH	SOLE	1
Nuveen Preferred Income Opportunities Fund	COM	67073B106	17,327	1,687,164	SH	SOLE	1
Nuveen Real Estate Income Fund	COM	67071B108	4,437	354,639	SH	SOLE	1
Nuveen Short Duration Credit	COM	67074X107	4,640	222,205	SH	SOLE	1
Nuveen Tax-Adv Tot Ret Strat	COM	67090H102	1,796	153,900	SH	SOLE	1
Occidental Petroleum Corp.	COM	674599105	59,335	757,112	SH	SOLE	1
Oiltanking Partners LP	COM	678049107	17,758	345,482	SH	SOLE	1
Omega Healthcare Investors	COM	681936100	15,806	520,615	SH	SOLE	1
ONEOK Partners LP	COM	68268N103	130	2,265	SH	SOLE	1
Oracle Corp.	COM	68389X105	96,647	2,988,472	SH	SOLE	1
Orient Express Hotels Ltd. A	COM	G67743107	98,745	10,014,703	SH	SOLE	1
Owens Corning	COM	690742101	46,078	1,168,600	SH	SOLE	1
P G & E Corp.	COM	69331C108	57,077	1,281,760	SH	SOLE	1
Paa Natural Gas Storage Lp	COM	693139107	1,134	53,005	SH	SOLE	1
Parkway Properties Inc.	COM	70159Q104	120,521	6,497,110	SH	SOLE	1
Pebblebrook Hotel Trust	COM	70509V100	36,991	1,434,320	SH	SOLE	1
Pembina Pipeline Corp	COM	706327103	799	25,300	SH	SOLE	1
Penn Natl Gaming Inc	COM	707569109	73	1,339	SH	SOLE	1
Pepsico Inc.	COM	713448108	21,594	272,960	SH	SOLE	1
Petroleo Brasileiro SA	ADR	71654V101	446	24,563	SH	SOLE	1
Petsmart Inc	COM	716768106	26,004	418,744	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
Pfizer Inc.	COM	717081103	66,034	2,288,094	SH	SOLE	1
Philip Morris International	COM	718172109	57,052	615,382	SH	SOLE	1
PIMCO Corporate Opportunity	COM	72201B101	8,305	385,933	SH	SOLE	1
Pimco Dynamic Credit Income	COM	72202D106	1,822	73,400	SH	SOLE	1
Pimco Dynamic Income Fund	COM	72201Y101	12,818	412,158	SH	SOLE	1
PIMCO High Income Fund	COM	722014107	14,833	1,201,032	SH	SOLE	1

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PIMCO Income Opportunity Fund	COM	72202B100	17,502	566,227	SH	SOLE	1
PIMCO Income Strategy Fund II	COM	72201J104	6,868	599,300	SH	SOLE	1
Pimco Municipal Income Fund II	COM	72200W106	71	5,514	SH	SOLE	1
Pioneer Diversified High Income	COM	723653101	7,131	330,161	SH	SOLE	1
Pioneer Floating Rate Trust	COM	72369J102	6,179	447,123	SH	SOLE	1
Pioneer High Income Trust	COM	72369H106	1,794	105,730	SH	SOLE	1
Plains All American Pipeline LP	COM	726503105	3,601	63,754	SH	SOLE	1
Plum Creek Timber Co.	COM	729251108	6,661	127,600	SH	SOLE	1
PNC Financial Services Group	COM	693475105	279	4,200	SH	SOLE	1
Potash Corp of Saskatchewan	COM	73755L107	4,477	114,000	SH	SOLE	1
Potash Corp of Saskatchewan - US	COM	73755L107	21,474	547,101	SH	SOLE	1
PPL Corp.	COM	69351T106	30,237	965,723	SH	SOLE	1
Proassurance Corp	COM	74267C106	17,214	363,700	SH	SOLE	1
Procter & Gamble Co.	COM	742718109	35,673	462,921	SH	SOLE	1
ProLogis Inc.	COM	74340W103	1,356,094	33,919,308	SH	SOLE	1
Prudential Finl Inc	COM	744320102	45,487	771,098	SH	SOLE	1
PS Business Parks Inc.	COM	69360J107	106,687	1,351,832	SH	SOLE	1
Public Storage	COM	74460D109	1,090,467	7,159,055	SH	SOLE	1
Putnam Premier Income Trust	COM	746853100	1,926	347,600	SH	SOLE	1
PVR Partners LP	COM	693665101	3,659	151,770	SH	SOLE	1
Qualcomm Inc.	COM	747525103	41,975	626,965	SH	SOLE	1
Questar Corp.	COM	748356102	10,292	423,004	SH	SOLE	1
Ramco-Gershenson 7.25% CV Pr.D (RPT D)	PFD	751452608	313	5,000	SH	SOLE	1
Ramco-Gershenson Properties	COM	751452202	101,413	6,036,489	SH	SOLE	1
Realty Income Corp.	COM	756109104	280,833	6,192,565	SH	SOLE	1
Reaves Utility Income Fund	COM	756158101	802	30,300	SH	SOLE	1
Redwood Trust Inc.	COM	758075402	890	38,410	SH	SOLE	1
Regency Centers Corp.	COM	758849103	597,240	11,287,854	SH	SOLE	1
Regency Energy Partners Lp	COM	75885Y107	3,419	136,325	SH	SOLE	1
Republic Services Inc.	COM	760759100	224	6,800	SH	SOLE	1
Retail Properties of America	COM	76131V202	2,899	195,845	SH	SOLE	1
RLJ Lodging Trust	COM	74965L101	266,258	11,698,490	SH	SOLE	1
Rogers Communications Inc	COM	775109200	6,374	124,800	SH	SOLE	1
Rose Rock Midstream LP	COM	777149105	12,030	303,410	SH	SOLE	1
Ross Stores Inc	COM	778296103	36,576	603,367	SH	SOLE	1
Royal Bank of Scotland 6.35% (RBS N)	PFD	780097770	11,336	510,648	SH	SOLE	1
Royal Bank of Scotland 6.6% (RBS S)	PFD	780097739	21,687	937,221	SH	SOLE	1
Royal Bank Scotland 6.4% (RBS M)	PFD	780097796	13,276	594,817	SH	SOLE	1
Royce Value Trust	COM	780910105	7,129	473,400	SH	SOLE	1
SBA Communications Corp. Cl A	COM	78388J106	71,119	987,484	SH	SOLE	1
Schlumberger Ltd.	COM	806857108	52,855	705,773	SH	SOLE	1
Semgroup Corp	COM	81663A105	16,186	312,951	SH	SOLE	1
Sempra Energy	COM	816851109	94,604	1,183,442	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		
Senior Housing Properties Trust	COM	81721M109	123,574	4,605,821	SH	SOLE		1
Simon Property Group Inc.	COM	828806109	3,552,490	22,404,707	SH	SOLE		1
SL Green Realty Corp.	COM	78440X101	633,745	7,359,714	SH	SOLE		1
Southcross Energy Partners L	COM	84130C100	6,087	300,600	SH	SOLE		1
Southern Co	COM	842587107	55,743	1,188,054	SH	SOLE		1
Sovran Self Storage Inc.	COM	84610H108	216,643	3,359,329	SH	SOLE		1
SPDR Trust Series 1	COM	78462F103	2,035	13,000	SH	SOLE		1
Spectra Energy Corp.	COM	847560109	18,889	614,274	SH	SOLE		1
Sprott Physical Gold Tr	COM	85207H104	6,846	506,000	SH	SOLE		1
Sprott Physical Silver Trust	COM	85207K107	2,151	191,900	SH	SOLE		1
STAG Industrial	COM	85254J102	49,657	2,334,585	SH	SOLE		1
Stanley Black & Decker Inc	COM	854502101	13,118	162,010	SH	SOLE		1
Starbucks Corp	COM	855244109	3,184	55,900	SH	SOLE		1
Starwood Hotels & Resorts	COM	85590A401	106,035	1,663,810	SH	SOLE		1
Starwood Property Trust Inc	COM	85571B105	1,923	69,275	SH	SOLE		1
Stone Harbor Emerging Market	COM	86164T107	1,845	75,100	SH	SOLE		1
Strategic Hotels & Resorts I	COM	86272T106	175,432	21,009,872	SH	SOLE		1
Stratus Properties Inc.	COM	863167201	1,323	82,511	SH	SOLE		1
Suburban Propane Partners LP	COM	864482104	2,182	49,044	SH	SOLE		1
Sun Communities Inc.	COM	866674104	81,421	1,650,530	SH	SOLE		1
Suncor Energy Inc	COM	867224107	749	24,990	SH	SOLE		1
Sunoco Logistics Partners LP	COM	86764L108	79	1,215	SH	SOLE		1
Sunstone Hotel Investors Inc.	COM	867892101	55,887	4,540,003	SH	SOLE		1
Sunstone Hotel Pr. D	PFD	867892507	21,986	824,045	SH	SOLE		1
Symantec Corp	COM	871503108	55,712	2,257,394	SH	SOLE		1
Syngenta AG -ADR	ADR	87160A100	1,307	15,600	SH	SOLE		1
Tanger Factory Outlet Center	COM	875465106	270,124	7,466,105	SH	SOLE		1
Targa Resources Corp	COM	87612G101	5,587	82,210	SH	SOLE		1
Targa Resources Partners Lp	COM	87611X105	845	18,351	SH	SOLE		1
Taubman Centers Inc.	COM	876664103	13,522	174,121	SH	SOLE		1
TC Pipelines LP	COM	87233Q108	35	715	SH	SOLE		1
Templeton Global Income Fund	COM	880198106	4,720	503,199	SH	SOLE		1
Terreno Realty Corp	COM	88146M101	5,239	291,404	SH	SOLE		1
Tesoro Logistics LP	COM	88160T107	18,991	351,879	SH	SOLE		1
The Macerich Co.	COM	554382101	212,408	3,299,289	SH	SOLE		1
The St. Joe Co.	COM	790148100	3,513	165,333	SH	SOLE		1
Thermo Fisher Scientific Inc.	COM	883556102	43,962	574,744	SH	SOLE		1
Tiffany & Co New	COM	886547108	2,656	38,200	SH	SOLE		1
Time Warner Cable In	COM	88732J207	45,019	468,652	SH	SOLE		1
Toll Brothers Inc	COM	889478103	1,348	39,374	SH	SOLE		1
Toronto-Dominion Bank	COM	891160509	1,141	13,700	SH	SOLE		1
Tri Pointe Homes LLC	COM	87265H109	18,097	898,126	SH	SOLE		1
UDR Inc.	COM	902653104	609,409	25,192,583	SH	SOLE		1
UMH Properties 8.25% (UMH.PRA)	PFD	903002202	4,256	160,000	SH	SOLE		1
United Parcel Service Cl B	COM	911312106	40,112	466,958	SH	SOLE		1
United Technologies Corp.	COM	913017109	8,602	92,073	SH	SOLE		1
Unitedhealth Group Inc.	COM	91324P102	63,562	1,111,021	SH	SOLE		1
Universal Health Svc	COM	913903100	35,307	552,800	SH	SOLE		1
US Bancorp	COM	902973304	56,945	1,678,302	SH	SOLE		1
USA Compression Partners LP	COM	90290N109	13,580	679,000	SH	SOLE		1
Valero Energy Corp.	COM	91913Y100	415	9,126	SH	SOLE		1
Ventas Inc.	COM	92276F100	1,383,429	18,899,300	SH	SOLE		1

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Verizon Communications Inc.	COM	92343V104	19,970	406,300	SH	SOLE	1
Visa Inc.-Class A Shares	COM	92826C839	58,397	343,834	SH	SOLE	1,
Vodafone Group PLC ADR	ADR	92857W209	2,332	82,100	SH	SOLE	1
Vornado Realty Trust	COM	929042109	1,159,087	13,858,048	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
Wal-Mart Stores Inc.	COM	931142103	7,767	103,800	SH	SOLE	1,
Walt Disney Co.	COM	254687106	84,031	1,479,419	SH	SOLE	1,
Washington Real Estate Investment	COM	939653101	1,176	42,256	SH	SOLE	1
Weingarten Realty Investors	COM	948741103	234,068	7,418,958	SH	SOLE	1,
Wells Fargo & Co.	COM	949746101	92,431	2,498,808	SH	SOLE	1,
Wells Fargo Advantage Income Opportunities Fund	COM	94987B105	7,308	728,600	SH	SOLE	1
Wells Fargo Advantage Multi-sector	COM	94987D101	3,209	195,800	SH	SOLE	1
Wells Fargo Co 7.5% (WFC L)	PFD	949746804	55,932	43,400	SH	SOLE	1
Westar Energy Inc.	COM	95709T100	196	5,900	SH	SOLE	1
Western Asset Global Cp	COM	95790C107	1,435	71,806	SH	SOLE	1
Western Asset Global High In	COM	95766B109	4,742	342,100	SH	SOLE	1
Western Asset High Income Fund II	COM	95766J102	2,025	202,535	SH	SOLE	1
Western Asset High Yield Defined Opportunity	COM	95768B107	1,470	77,400	SH	SOLE	1
Western Asset Premier Bond	COM	957664105	908	58,561	SH	SOLE	1
Western Gas Partners LP	COM	958254104	53	895	SH	SOLE	1
Weyerhaeuser Co	COM	962166104	31,802	1,013,449	SH	SOLE	1,
Williams Cos Inc.	COM	969457100	75,337	2,011,120	SH	SOLE	1
Williams Partners LP	COM	96950F104	1,466	28,305	SH	SOLE	1
Wisconsin Energy Corp.	COM	976657106	78,065	1,820,117	SH	SOLE	1,
WP Carey Inc	COM	92936U109	94,098	1,396,120	SH	SOLE	1,
WW Grainger Inc	COM	384802104	4,320	19,200	SH	SOLE	1,
Yamana Gold Inc	COM	98462Y100	310	20,133	SH	SOLE	1