

COHEN & STEERS REIT & PREFERRED INCOME FUND INC  
Form N-Q  
June 01, 2010

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

**FORM N-Q**

**QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF REGISTERED  
MANAGEMENT INVESTMENT COMPANY**

Investment Company Act file number 811-21326

Cohen & Steers REIT and Preferred Income Fund, Inc.  
(Exact name of registrant as specified in charter)

280 Park Avenue

New York, NY  
(Address of principal executive offices)

10017  
(Zip code)

Francis C. Poli

280 Park Avenue

New York, NY 10017  
(Name and address of agent for service)

Registrant's telephone number, including area code: (212) 832-3232

Date of fiscal year end: December 31

Date of reporting period: March 31, 2010

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**Item 1. Schedule of Investments**

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## COHEN &amp; STEERS REIT AND PREFERRED INCOME FUND, INC.

## SCHEDULE OF INVESTMENTS

March 31, 2010 (Unaudited)

|   | Number<br>of Shares | Value        |
|---|---------------------|--------------|
| <b>COMMON STOCK 66.8%</b>                       |                     |              |
| <b>FINANCIAL BANK 0.3%</b>                      |                     |              |
| SJB Escrow Corp., Class A, 144A (a),(b),(c),(d) | 107,000             | \$ 2,140,000 |
| <b>REAL ESTATE 66.5%</b>                        |                     |              |
| <b>DIVERSIFIED 4.2%</b>                         |                     |              |
| Cousins Properties                              | 2,184               | 18,149       |
| Dexus Property Group (Australia)                | 3,555,549           | 2,642,827    |
| Forest City Enterprises (d),(e)                 | 336,104             | 4,843,259    |
| Lexington Realty Trust (e),(f)                  | 902,167             | 5,873,107    |
| Vornado Realty Trust (e),(f)                    | 206,360             | 15,621,452   |
|   |                     | 28,998,794   |
| <b>HEALTH CARE 5.9%</b>                         |                     |              |
| Brookdale Senior Living (d),(e),(f)             | 510,108             | 10,625,550   |
| HCP (e),(f)                                     | 355,626             | 11,735,658   |
| Nationwide Health Properties (e),(f)            | 247,610             | 8,703,491    |
| Omega Healthcare Investors (e)                  | 125,300             | 2,442,097    |
| Senior Housing Properties Trust (e)             | 148,228             | 3,283,250    |
| Ventas (e),(f)                                  | 74,640              | 3,543,907    |
|   |                     | 40,333,953   |
| <b>HOTEL 5.8%</b>                               |                     |              |
| Chesapeake Lodging Trust (d),(g)                | 105,400             | 2,052,138    |
| Hersha Hospitality Trust                        | 797,797             | 4,132,588    |
| Hospitality Properties Trust (e),(f)            | 322,364             | 7,720,618    |
| Host Hotels & Resorts (e),(f)                   | 1,510,051           | 22,122,247   |
| Sunstone Hotel Investors (d)                    | 304,062             | 3,396,373    |
|   |                     | 39,423,964   |

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|  | Number<br>of Shares | Value        |
|--|---------------------|--------------|
| <b>INDUSTRIAL 4.3%</b>                           |                     |              |
| AMB Property Corp. (e)                           | 103,116             | \$ 2,808,880 |
| EastGroup Properties                             | 130,180             | 4,912,993    |
| ProLogis (e),(f)                                 | 1,452,998           | 19,179,574   |
| Segro PLC (United Kingdom)                       | 516,200             | 2,503,532    |
|  |                     | 29,404,979   |
| <b>MORTGAGE 0.4%</b>                             |                     |              |
| MFA Financial (e)                                | 336,040             | 2,473,254    |
| <b>OFFICE 10.0%</b>                              |                     |              |
| BioMed Realty Trust (e)                          | 155,980             | 2,579,909    |
| Boston Properties (e),(g)                        | 207,878             | 15,682,316   |
| BR Properties SA (Brazil)(d)                     | 354,946             | 2,578,740    |
| Brookfield Properties Corp. (e)                  | 180,630             | 2,774,477    |
| Douglas Emmett                                   | 170,100             | 2,614,437    |
| DuPont Fabros Technology (e)                     | 99,780              | 2,154,250    |
| Hongkong Land Holdings Ltd. (USD) (Singapore)(e) | 486,600             | 2,467,062    |
| ING Office Fund (Australia)(e)                   | 4,412,077           | 2,368,515    |
| Liberty Property Trust (e),(f)                   | 267,933             | 9,093,646    |
| Mack-Cali Realty Corp. (e),(f)                   | 391,487             | 13,799,917   |
| SL Green Realty Corp. (e),(f)                    | 206,970             | 11,853,172   |
|  |                     | 67,996,441   |
| <b>OFFICE/INDUSTRIAL 1.5%</b>                    |                     |              |
| PS Business Parks (e)                            | 193,719             | 10,344,595   |

|  | Number<br>of Shares | Value             |
|--|---------------------|-------------------|
| <b>RESIDENTIAL 9.8%</b>                      |                     |                   |
| <b>APARTMENT 9.2%</b>                        |                     |                   |
| American Campus Communities(e)               | 86,826              | \$ 2,401,607      |
| Apartment Investment & Management Co.(e),(f) | 288,207             | 5,305,891         |
| AvalonBay Communities(e),(f)                 | 144,494             | 12,477,057        |
| BRE Properties                               | 181,900             | 6,502,925         |
| Camden Property Trust(e)                     | 201,483             | 8,387,737         |
| Colonial Properties Trust(g)                 | 214,702             | 2,765,362         |
| Education Realty Trust(g)                    | 368,147             | 2,113,164         |
| Equity Residential(e),(f)                    | 250,619             | 9,811,734         |
| Post Properties(e)                           | 199,066             | 4,383,433         |
| UDR(e)                                       | 517,305             | 9,125,260         |
|  |                     | 63,274,170        |
| <b>MANUFACTURED HOME 0.6%</b>                |                     |                   |
| Equity Lifestyle Properties(e)               | 74,983              | 4,040,084         |
| <b>TOTAL RESIDENTIAL</b>                     |                     | <b>67,314,254</b> |
| <b>SELF STORAGE 4.9%</b>                     |                     |                   |
| Extra Space Storage                          | 194,304             | 2,463,775         |
| Public Storage (e),(f)                       | 242,880             | 22,342,531        |
| Sovran Self Storage (e)                      | 139,809             | 4,873,742         |
| U-Store-It Trust (e),(g)                     | 545,900             | 3,930,480         |
|  |                     | 33,610,528        |
| <b>SHOPPING CENTER 15.7%</b>                 |                     |                   |
| <b>COMMUNITY CENTER 6.5%</b>                 |                     |                   |
| Developers Diversified Realty Corp.(e),(f)   | 739,189             | 8,995,930         |
| Federal Realty Investment Trust(e)           | 71,032              | 5,171,840         |
| Kimco Realty Corp.(e),(f)                    | 615,611             | 9,628,156         |
| Regency Centers Corp.(e),(f)                 | 266,794             | 9,996,771         |
| Urstadt Biddle Properties                    | 146,000             | 2,308,260         |
| Weingarten Realty Investors(e),(f)           | 403,319             | 8,695,558         |
|  |                     | 44,796,515        |

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|  | Number<br>of Shares | Value              |
|--|---------------------|--------------------|
| <b>REGIONAL MALL 9.2%</b>                                      |                     |                    |
| Macerich Co.(e),(f)  | 265,628             | \$ 10,176,209      |
| Simon Property Group(e),(f)                                    | 627,248             | 52,626,107         |
|  |                     | 62,802,316         |
| <b>TOTAL SHOPPING CENTER</b>                                   |                     | <b>107,598,831</b> |
| <b>SPECIALTY 4.0%</b>  |                     |                    |
| Digital Realty Trust   | 96,600              | 5,235,720          |
| Rayonier (e)   | 200,087             | 9,089,952          |
| Weyerhaeuser Co.   | 294,792             | 13,345,234         |
|  |                     | 27,670,906         |
| <b>TOTAL REAL ESTATE</b>                                       |                     | <b>455,140,499</b> |
| <b>TOTAL COMMON STOCK</b>                                      |                     |                    |
| (Identified cost \$358,261,135)                                |                     | 457,280,499        |
| <b>PREFERRED SECURITIES \$25 PAR VALUE 35.3%</b>               |                     |                    |
| <b>BANK 7.4%</b>   |                     |                    |
| Bank of America Corp., 4.00%, Series 5 (FRN)                   | 100,000             | 1,869,000          |
| BB&T Capital Trust VII, 8.10%, due 11/1/64(e)                  | 140,000             | 3,729,600          |
| Citigroup Capital VII, 7.125%, due 7/31/31, (TruPS)            | 275,000             | 6,050,000          |
| Citigroup Capital VIII, 6.95%, due 9/15/31, (TruPS)(e),(f),(g) | 527,748             | 11,066,876         |
| Citigroup Capital XII, 8.50%, due 3/30/40                      | 205,000             | 5,262,350          |
| Cobank ACB, 7.00%, 144A (\$50 par value)(b),(c),(e)            | 120,000             | 4,770,000          |
| JPMorgan Chase Capital XXVIII, 7.20%, due 12/22/39(e)          | 244,244             | 6,406,520          |
| JPMorgan Chase Capital XXIX, 6.70%, due 4/2/40                 | 240,000             | 5,940,000          |
| KeyCorp Capital IX, 6.75%, due 12/15/66(e)                     | 150,000             | 3,370,500          |
| National City Capital Trust II, 6.625%, due 11/15/36(e)        | 80,987              | 1,925,871          |
|  |                     | 50,390,717         |

|   | Number<br>of Shares | Value             |
|---|---------------------|-------------------|
| <b>BANK FOREIGN 5.3%</b>  |                     |                   |
| Barclays Bank PLC, 8.125%(e),(f)                                | 190,550             | \$ 4,904,757      |
| Barclays Bank PLC, 7.10%, Series 3(e)                           | 80,000              | 1,948,800         |
| Deutsche Bank Contingent Capital Trust II, 6.55%(e)             | 157,634             | 3,605,090         |
| Deutsche Bank Contingent Capital Trust III, 7.60%(e),(f)        | 350,000             | 8,694,000         |
| National Westminster Bank PLC, 7.76%, Series C                  | 100,000             | 2,110,000         |
| Santander Finance Preferred, 4.00%, Series 6 (FRN)              | 121,490             | 2,270,648         |
| Santander Finance Preferred, 10.50%, Series 10                  | 462,302             | 13,060,031        |
|   |                     | 36,593,326        |
| <b>ELECTRIC INTEGRATED 0.3%</b>                                 |                     |                   |
| Entergy Louisiana LLC, 6.00%, due 3/15/40                       | 80,000              | 1,974,400         |
| <b>FINANCE 3.5%</b>   |                     |                   |
| <b>INVESTMENT ADVISORY SERVICES 0.4%</b>                        |                     |                   |
| Ameriprise Financial, 7.75%, due 6/15/39(e)                     | 100,225             | 2,656,965         |
| <b>INVESTMENT BANKER/BROKER 1.5%</b>                            |                     |                   |
| Merrill Lynch Capital Trust I, 6.45%, due 12/15/66, Series K(e) | 300,000             | 6,216,000         |
| Morgan Stanley Capital Trust III, 6.25%, due 3/1/33(e)          | 164,962             | 3,695,149         |
|   |                     | 9,911,149         |
| <b>INVESTMENT BANKER/BROKER FOREIGN 0.3%</b>                    |                     |                   |
| Credit Suisse Guernsey, 7.90%(e)                                | 80,000              | 2,071,200         |
| <b>MORTGAGE LOAN/BROKER 1.4%</b>                                |                     |                   |
| Countrywide Capital IV, 6.75%, due 4/1/33(e)                    | 205,000             | 4,401,350         |
| Countrywide Capital V, 7.00%, due 11/1/36(e)                    | 217,500             | 4,882,875         |
|   |                     | 9,284,225         |
| <b>TOTAL FINANCE</b>  |                     | <b>23,923,539</b> |

|  | Number<br>of Shares | Value             |
|--|---------------------|-------------------|
| <b>INSURANCE 9.2%</b>  |                     |                   |
| <b>MULTI-LINE FOREIGN 7.2%</b>                                   |                     |                   |
| Aegon NV, 6.375%(e)  | 395,755             | \$ 8,049,657      |
| Aegon NV, 6.875%   | 80,000              | 1,726,400         |
| Allianz SE, 8.375%(e),(f)  | 661,972             | 17,128,525        |
| ING Groep N.V., 6.375%   | 217,700             | 4,182,017         |
| ING Groep N.V., 7.20%  | 244,496             | 5,339,793         |
| ING Groep N.V., 7.375%(e)  | 417,490             | 9,168,080         |
| ING Groep N.V., 8.50%  | 150,000             | 3,625,500         |
|  |                     | 49,219,972        |
| <b>PROPERTY CASUALTY FOREIGN 0.9%</b>                            |                     |                   |
| Arch Capital Group Ltd., 7.875%, Series B                        | 100,443             | 2,566,319         |
| Arch Capital Group Ltd., 8.00%                                   | 130,981             | 3,381,929         |
|  |                     | 5,948,248         |
| <b>REINSURANCE FOREIGN 1.1%</b>                                  |                     |                   |
| Aspen Insurance Holdings Ltd., 7.401%, Series A                  | 160,000             | 3,699,200         |
| Axis Capital Holdings Ltd., 7.50%, Series B (\$100 par value)(e) | 45,000              | 3,993,750         |
|  |                     | 7,692,950         |
| <b>TOTAL INSURANCE</b>   |                     | <b>62,861,170</b> |
| <b>INTEGRATED TELECOMMUNICATIONS SERVICES 0.8%</b>               |                     |                   |
| Telephone & Data Systems, 7.60%, due 12/1/41, Series A(e),(f)    | 217,505             | 5,394,124         |
| <b>MEDIA DIVERSIFIED SERVICES 1.5%</b>                           |                     |                   |
| Comcast Corp., 6.625%, due 5/15/56(e)                            | 167,519             | 4,120,967         |
| Comcast Corp., 7.00%, due 9/15/55, Series B(e)                   | 100,094             | 2,542,388         |
| Viacom, 6.85%, due 12/15/55(e)                                   | 134,957             | 3,369,876         |
|  |                     | 10,033,231        |



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|   | Number<br>of Shares | Value        |
|---|---------------------|--------------|
| <b>REAL ESTATE 7.0%</b>                                     |                     |              |
| <b>DIVERSIFIED 1.9%</b>                                     |                     |              |
| Duke Realty Corp., 6.95%, Series M(e)                       | 100,000             | \$ 2,266,000 |
| Duke Realty Corp., 7.25%, Series N(e)                       | 133,400             | 3,144,238    |
| Duke Realty Corp., 8.375%, Series O(e)                      | 100,004             | 2,558,102    |
| Lexington Realty Trust, 6.50%, Series C (\$50 par value)(e) | 96,586              | 3,645,156    |
| Vornado Realty Trust, 6.75%, Series H(e)                    | 56,100              | 1,277,397    |
|   |                     | 12,890,893   |
| <b>HEALTH CARE 0.5%</b>                                     |                     |              |
| Omega Healthcare Investors, 8.375%, Series D(e)             | 134,669             | 3,489,274    |
| <b>OFFICE 0.4%</b>  |                     |              |
| BioMed Realty Trust, 7.375%, Series A(e)                    | 55,000              | 1,339,250    |
| SL Green Realty Corp., 7.625%, Series C(e)                  | 70,000              | 1,681,400    |
|   |                     | 3,020,650    |
| <b>OFFICE/INDUSTRIAL 0.6%</b>                               |                     |              |
| PS Business Parks, 7.00%, Series H(e)                       | 118,864             | 2,777,852    |
| PS Business Parks, 7.95%, Series K(e)                       | 60,000              | 1,491,600    |
|   |                     | 4,269,452    |
| <b>RESIDENTIAL APARTMENT 0.7%</b>                           |                     |              |
| Apartment Investment & Management Co., 8.00%, Series V(e)   | 101,000             | 2,414,910    |
| Apartment Investment & Management Co., 7.875%, Series Y(e)  | 110,000             | 2,616,900    |
|   |                     | 5,031,810    |
| <b>SHOPPING CENTER 2.7%</b>                                 |                     |              |
| <b>COMMUNITY CENTER 2.0%</b>                                |                     |              |
| Developers Diversified Realty Corp., 7.50%, Series I(e)     | 158,603             | 3,576,497    |
| Kimco Realty Corp., 7.75%, Series G(e)                      | 134,996             | 3,411,349    |
| Regency Centers Corp., 7.25%, Series D(e)                   | 100,000             | 2,374,000    |
| Weingarten Realty Investors, 6.50%, Series F(e)             | 182,540             | 3,942,864    |
|   |                     | 13,304,710   |
| <b>REGIONAL MALL 0.7%</b>                                   |                     |              |
| CBL & Associates Properties, 7.375%, Series D               | 224,982             | 4,798,866    |

|  | Number<br>of Shares | Value         |
|--|---------------------|---------------|
| TOTAL SHOPPING CENTER  |                     | \$ 18,103,576 |
| SPECIALTY 0.2%   |                     |               |
| Digital Realty Trust, 7.875%, Series B(e)                          | 46,900              | 1,162,651     |
| TOTAL REAL ESTATE  |                     | 47,968,306    |
| UTILITIES ELECTRIC INTEGRATED 0.3%                                 |                     |               |
| SCANA Corp., 7.70%, due 1/30/65                                    | 90,000              | 2,465,100     |
| TOTAL PREFERRED SECURITIES \$25 PAR VALUE                          |                     |               |
| (Identified cost \$232,088,987)                                    |                     | 241,603,913   |
| PREFERRED SECURITIES CAPITAL SECURITIES 45.5%                      |                     |               |
| BANK 12.3%   |                     |               |
| AgFirst Farm Credit Bank, 6.585%, due 6/29/49, 144A(b),(e)         | 3,000,000           | 2,450,136     |
| AgFirst Farm Credit Bank, 7.30%, due 10/14/49, 144A(b),(c),(e),(f) | 18,000,000          | 14,072,040    |
| Astoria Capital Trust I, 9.75%, due 11/1/29, Series B(c),(e),(f)   | 10,000,000          | 10,382,870    |
| Bank of America Corp., 8.125%, due 12/29/49(e)                     | 8,500,000           | 8,683,430     |
| Cobank ACB, 11.00%, Series C, 144A(b),(e),(f)                      | 100,000             | 5,225,000     |
| JPMorgan Chase Capital XVIII, 6.95%, due 8/17/36, Series R(e)      | 3,600,000           | 3,538,922     |
| JPMorgan Chase & Co., 7.90%, due 12/31/49(e),(f)                   | 14,000,000          | 14,975,856    |
| PNC Preferred Funding Trust I, 8.70%, due 12/31/49, 144A(b),(e)    | 8,100,000           | 8,511,974     |
| Sovereign Capital Trust VI, 7.908%, due 6/13/36(e)                 | 5,250,000           | 4,806,386     |
| Wells Fargo & Co., 7.98%, due 12/31/99(e)                          | 8,750,000           | 9,187,500     |
| Wells Fargo Capital XIII, 7.70%, due 12/29/49(e)                   | 2,000,000           | 2,075,000     |
|  |                     | 83,909,114    |

|   | Number<br>of Shares | Value             |
|---|---------------------|-------------------|
| <b>BANK FOREIGN 10.8%</b>                                       |                     |                   |
| Abbey National Capital Trust I, 8.963%, due 12/29/49            | 9,309,000           | \$ 9,984,619      |
| Barclays Bank PLC, 6.278%, due 12/31/49(e)                      | 9,550,000           | 7,878,750         |
| Barclays Bank PLC, 7.434%, due 9/29/49, 144A(b),(e)             | 8,180,000           | 8,180,000         |
| BBVA International Preferred SA, 5.919%, due 12/31/49(e)        | 4,250,000           | 3,543,943         |
| BNP Paribas, 7.195%, due 12/31/49, 144A(b),(e)                  | 6,000,000           | 5,850,000         |
| Groupe BPCE SA, 12.50%, due 8/29/49, 144A(b)                    | 3,000,000           | 3,484,815         |
| HSBC Capital Funding LP, 10.176%, due 12/29/49, 144A(b),(e),(f) | 12,992,000          | 16,746,688        |
| Lloyds TSB Bank PLC, 6.90%, due 10/29/49                        | 2,752,000           | 2,421,760         |
| Rabobank Nederland, 11.00%, due 6/30/19, 144A(b),(e),(f)        | 5,750,000           | 7,421,129         |
| Santander Finance Preferred, 10.50%, due 12/31/49               | 1,544,000           | 1,725,639         |
| Societe Generale, 8.75%, due 4/7/49                             | 2,000,000           | 2,057,888         |
| Standard Chartered PLC, 7.014%, due 12/30/49, 144A(b),(e)       | 5,350,000           | 4,938,751         |
|   |                     | 74,233,982        |
| <b>FINANCE 4.9%</b>   |                     |                   |
| <b>CREDIT CARD 3.1%</b>   |                     |                   |
| American Express Co., 6.80%, due 9/1/66(e)                      | 7,953,000           | 7,813,822         |
| Capital One Capital III, 7.686%, due 8/15/36(e)                 | 7,000,000           | 6,763,750         |
| Capital One Capital V, 10.25%, due 8/15/39                      | 1,750,000           | 2,078,634         |
| Capital One Capital VI, 8.875%, due 5/15/40                     | 4,500,000           | 4,937,778         |
|   |                     | 21,593,984        |
| <b>INVESTMENT BANKER/BROKER 1.8%</b>                            |                     |                   |
| Goldman Sachs Capital II, 5.793%, due 12/29/49(e)               | 5,392,000           | 4,596,680         |
| Schwab Capital Trust I, 7.50%, due 11/15/37(e)                  | 7,500,000           | 7,489,403         |
|   |                     | 12,086,083        |
| <b>TOTAL FINANCE</b>  |                     | <b>33,680,067</b> |
| <b>FOOD 0.6%</b>  |                     |                   |
| Dairy Farmers of America, 7.875%, 144A(b),(c),(e)               | 50,000              | 4,060,940         |

|   | Number<br>of Shares | Value             |
|---|---------------------|-------------------|
| <b>INSURANCE 10.6%</b>  |                     |                   |
| <b>LIFE/HEALTH INSURANCE 1.9%</b>   |                     |                   |
| Great-West Life & Annuity Insurance Co., 7.153%, due 5/16/46, 144A(b),(e) | 5,000,000           | \$ 4,900,000      |
| Lincoln National Corp., 7.00%, due 5/17/66                                | 8,500,000           | 7,820,000         |
|   |                     | 12,720,000        |
| <b>MULTI-LINE 2.6%</b>  |                     |                   |
| MetLife, 10.75%, due 8/1/39(e)  | 5,000,000           | 6,461,115         |
| MetLife Capital Trust X, 9.25%, due 4/8/38, 144A(b),(e)                   | 7,000,000           | 7,945,000         |
| USF&G Capital, 8.312%, due 7/1/46, 144A(b),(e)                            | 3,845,000           | 3,897,453         |
|   |                     | 18,303,568        |
| <b>MULTI-LINE FOREIGN 1.9%</b>  |                     |                   |
| Aegon NV, 3.923%, due 7/15/49 (FRN)                                       | 4,170,000           | 2,736,563         |
| AXA SA, 6.379%, due 12/14/49, 144A(b),(e)                                 | 2,450,000           | 2,156,000         |
| AXA SA, 6.463%, due 12/31/49, 144A(b),(e)                                 | 4,000,000           | 3,520,000         |
| AXA SA, 8.60%, due 12/15/30(e)  | 2,000,000           | 2,431,550         |
| Old Mutual Capital Funding, 8.00%, due 5/29/49, (Eurobond)                | 2,000,000           | 1,930,400         |
|   |                     | 12,774,513        |
| <b>PROPERTY CASUALTY 4.2%</b>   |                     |                   |
| ACE Capital Trust II, 9.70%, due 4/1/30(e)                                | 3,910,000           | 4,571,885         |
| Catlin Insurance Co., 7.249%, due 12/1/49, 144A(b),(e)                    | 4,000,000           | 3,560,000         |
| Liberty Mutual Group, 7.00%, due 3/15/37, 144A(b),(e)                     | 3,000,000           | 2,560,878         |
| Liberty Mutual Group, 7.80%, due 3/15/37, 144A(b),(e)                     | 7,500,000           | 6,712,500         |
| Liberty Mutual Group, 10.75%, due 6/15/58, 144A(b),(e),(f)                | 5,000,000           | 5,650,000         |
| ZFS Finance USA Trust II, 6.45%, due 12/15/65, 144A(b),(e),(f)            | 5,750,000           | 5,548,750         |
|   |                     | 28,604,013        |
| <b>TOTAL INSURANCE</b>  |                     | <b>72,402,094</b> |
| <b>PIPELINES 2.0%</b>   |                     |                   |
| Enbridge Energy Partners LP, 8.05%, due 10/1/37(e)                        | 6,000,000           | 5,947,620         |
| Enterprise Products Operating LP, 8.375%, due 8/1/66(e)                   | 7,500,000           | 7,621,755         |
|   |                     | 13,569,375        |

|   | Number<br>of Shares | Value              |
|---|---------------------|--------------------|
| <b>TELECOMMUNICATION SERVICES 2.0%</b>  |                     |                    |
| Centaur Funding Corp., 9.08%, due 4/21/20, 144A(b),(e)                                  | 12,954              | \$ 14,132,004      |
| <b>UTILITIES 2.3%</b>   |                     |                    |
| <b>ELECTRIC UTILITIES 0.8%</b>  |                     |                    |
| FPL Group Capital, 7.30%, due 9/1/67, Series D(e)                                       | 5,000,000           | 5,057,160          |
| <b>GAS UTILITIES 1.0%</b>   |                     |                    |
| Southern Union Co., 7.20%, due 11/1/66(e)   | 7,500,000           | 6,993,750          |
| <b>MULTI UTILITIES 0.5%</b>   |                     |                    |
| Dominion Resources, 7.50%, due 6/30/66, Series A  | 3,650,000           | 3,672,762          |
| <b>TOTAL UTILITIES</b>  |                     | <b>15,723,672</b>  |
| <b>TOTAL PREFERRED SECURITIES CAPITAL SECURITIES</b><br>(Identified cost \$290,333,792) |                     | <b>311,711,248</b> |

|   | Principal<br>Amount |           |
|---|---------------------|-----------|
| <b>CORPORATE BONDS 0.3%</b>   |                     |           |
| <b>TELECOMMUNICATION SERVICES</b>   |                     |           |
| New Communications Holdings, 8.75%, due 4/15/22, 144A(b)<br>(Identified cost \$2,000,000) | \$ 2,000,000        | 2,010,000 |

|   | Number<br>of Shares |                   |
|---|---------------------|-------------------|
| <b>SHORT-TERM INVESTMENTS 2.3%</b>                                    |                     |                   |
| <b>MONEY MARKET FUNDS</b>   |                     |                   |
| Federated Government Obligations Fund, 0.02%(h)                       | 7,751,776           | 7,751,776         |
| State Street Institutional Liquid Reserves Fund, 0.13%(h)             | 7,755,526           | 7,755,526         |
| <b>TOTAL SHORT-TERM INVESTMENTS</b><br>(Identified cost \$15,507,302) |                     | <b>15,507,302</b> |

|   |        | <b>Value</b>     |
|---|--------|------------------|
| TOTAL INVESTMENTS (Identified cost \$898,191,216)   | 150.2% | \$ 1,028,112,962 |
| LIABILITIES IN EXCESS OF OTHER ASSETS   | (50.2) | (343,556,215)    |
| NET ASSETS (Equivalent to \$14.16 per share based on 48,357,578 shares of common stock outstanding) | 100.0% | \$ 684,556,747   |

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Glossary of Portfolio Abbreviations

|       |                            |
|-------|----------------------------|
| FRN   | Floating Rate Note         |
| TruPS | Trust Preferred Securities |
| USD   | United States Dollar       |

Note: Percentages indicated are based on the net assets of the Fund.

(a) Fair valued security. This security has been valued at its fair value as determined in good faith under procedures established by and under the general supervision of the Fund's Board of Directors. Aggregate fair value securities represent 0.3% of net assets of the Fund.

(b) Resale is restricted to qualified institutional investors. Aggregate holdings equal 22.0% of net assets of the Fund.

(c) Illiquid security. Aggregate holdings equal 5.2% of net assets of the Fund.

(d) Non-income producing security.

(e) A portion or all of the security is pledged in connection with the revolving credit agreement: \$724,903,795 has been pledged as collateral.

(f) A portion or all of the security has been rehypothecated in connection with the Fund's revolving credit agreement in the aggregated amount of \$ 289,614,191.

(g) A portion of the security is segregated as collateral for interest rate swap transactions: \$19,633,700 has been segregated as collateral.

(h) Rate quoted represents the seven day yield of the fund.

Interest rate swaps outstanding at March 31, 2010 are as follows:

| Counterparty                         | Notional Amount | Fixed Rate Payable | Floating Rate(a) (reset monthly) Receivable | Termination Date  | Unrealized Depreciation |
|--------------------------------------|-----------------|--------------------|---|-------------------|-------------------------|
| Merrill Lynch Derivative Products AG | \$ 45,000,000   | 3.510%             | 0.240%                                      | December 22, 2012 | \$ (2,395,367)          |
| Royal Bank of Canada                 | \$ 60,000,000   | 3.653%             | 0.230%                                      | July 17, 2013     | (3,548,955)             |
| Royal Bank of Canada                 | \$ 70,000,000   | 3.615%             | 0.247%                                      | March 29, 2014    | (3,893,404)             |
|                                      |                 |                    |   |                   | \$ (9,837,726)          |

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(a) Based on LIBOR (London Interbank Offered Rate). Represents rates in effect at March 31, 2010.



**Cohen & Steers REIT and Preferred Income Fund, Inc.**

**NOTES TO FINANCIAL STATEMENTS**

**Note 1. Portfolio Valuation:** Investments in securities that are listed on the New York Stock Exchange are valued, except as indicated below, at the last sale price reflected at the close of the New York Stock Exchange on the business day as of which such value is being determined. If there has been no sale on such day, the securities are valued at the mean of the closing bid and asked prices for the day or, if no asked price is available, at the bid price. .

Securities not listed on the New York Stock Exchange but listed on other domestic or foreign securities exchanges are valued in a similar manner. Securities traded on more than one securities exchange are valued at the last sale price on the business day as of which such value is being determined as reflected on the tape at the close of the exchange representing the principal market for such securities. If after the close of a foreign market, but prior to the close of business on the day the securities are being valued, market conditions change significantly, certain foreign securities may be fair valued pursuant to procedures established by the Board of Directors.

Readily marketable securities traded in the over-the-counter market, including listed securities whose primary market is believed by Cohen & Steers Capital Management, Inc. (the investment manager) to be over-the-counter, are valued at the official closing prices as reported by sources as the Board of Directors deem appropriate to reflect their fair market value. If there has been no sale on such day, the securities are valued at the mean of the closing bid and asked prices for the day, or if no asked price is available, at the bid price. However, certain fixed-income securities may be valued on the basis of prices provided by a pricing service when such prices are believed by the Board of Directors to reflect the fair market value of such securities. Interest rate swaps are valued utilizing quotes received from an outside pricing service.

Securities for which market prices are unavailable, or securities for which the investment manager determines that the bid and/or asked price does not reflect market value, will be valued at fair value pursuant to procedures approved by the Fund's Board of Directors. Circumstances in which market prices may be unavailable include, but are not limited to, when trading in a security is suspended, the exchange on which the security is traded is subject to an unscheduled close or disruption or material events occur after the close of the exchange on which the security is principally traded. In these circumstances, the Fund determines fair value in a manner that fairly reflects the market value of the security on the valuation date based on consideration of any information or factors it deems appropriate. These may include, but are not limited to, recent transactions in comparable securities, information relating to the specific security and developments in the markets.

The Fund's use of fair value pricing may cause the net asset value of Fund shares to differ from the net asset value that would be calculated using market quotations. Fair value pricing involves subjective judgments and it is possible that the fair value determined for a security may be materially different than the value that could be realized upon the sale of that security.

## Cohen &amp; Steers REIT and Preferred Income Fund, Inc.

## NOTES TO FINANCIAL STATEMENTS (Continued)

Short-term debt securities with a maturity date of 60 days or less are valued at amortized cost, which approximates value. Investments in open-end mutual funds are valued at their closing net asset value.

Fair value is defined as the price that the Fund would receive to sell an investment or pay to transfer a liability in an orderly transaction with an independent buyer in the principal market, or in the absence of a principal market the most advantageous market for the investment or liability. The hierarchy of inputs that are used in determining the fair value of the Fund's investments is summarized below.

- Level 1 quoted prices in active markets for identical investments
- Level 2 other significant observable inputs (including quoted prices for similar investments, interest rates, credit risk, etc.)
- Level 3 significant unobservable inputs (including the Fund's own assumptions in determining the fair value of investments)

The inputs or methodology used for valuing securities are not necessarily an indication of the risk associated with investing in those securities.

The following is a summary of the inputs used as of March 31, 2010 in valuing the Fund's investments carried at value:

|   |              |    | Quoted<br>Prices In<br>Active<br>Market for<br>Identical<br>Assets<br>(Level 1) | Significant<br>Other<br>Observable<br>Inputs<br>(Level 2) | Significant<br>Unobservable<br>Inputs<br>(Level 3) |
|---|--------------|----|---|---|--|
|   | Total        |    |   |   |  |
| Common Stock Financial - Bank   | \$ 2,140,000 | \$ |   | \$  | \$ 2,140,000                                       |
| Common Stock Other Industries   | 455,140,499  |    | 455,140,499   |   |  |
| Preferred Securities - \$25 Par Value - Bank                          | 50,390,717   |    | 39,680,717  | 5,940,000   | 4,770,000  |
| Preferred Securities - \$25 Par Value Insurance Multi-Line - Foreign  | 49,219,972   |    | 32,091,447  | 17,128,525  |  |
| Preferred Securities - \$25 Par Value Insurance Reinsurance - Foreign | 7,692,950    |    | 3,699,200   | 3,993,750   |  |
| Preferred Securities - \$25 Par Value Other Industries                | 134,300,274  |    | 134,300,274   |   |  |
| Preferred Securities - Capital Securities - Food                      | 4,060,940    |    |   |   | 4,060,940  |
| Preferred Securities - Capital Securities - Other Industries          | 304,913,745  |    |   | 304,913,745   |  |
| Corporate Bonds   | 4,746,563    |    |   | 4,746,563   |  |

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|                              |           |                      |           |                    |            |                    |                             |
|------------------------------|-----------|----------------------|-----------|--------------------|------------|--------------------|-----------------------------|
| Money Market Funds           |           | 15,507,302           |           |                    | 15,507,302 |                    |                             |
| <b>Total Investments</b>     | <b>\$</b> | <b>1,028,112,962</b> | <b>\$</b> | <b>664,912,137</b> | <b>\$</b>  | <b>352,229,885</b> | <b>\$</b> <b>10,970,940</b> |
| Other Financial Instruments* | \$        | (9,837,726)          |           |                    | \$         | (9,837,726)        |                             |

## Cohen &amp; Steers REIT and Preferred Income Fund, Inc.

## NOTES TO FINANCIAL STATEMENTS (Continued)

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\* Other financial instruments are interest rate swap contracts.

Following is a reconciliation of investments in which significant unobservable inputs (Level 3) were used in determining fair value:

|                                   | <b>Investments<br/>in Securities</b> |
|-----------------------------------|--------------------------------------|
| Balance as of December 31, 2009   | \$ 8,258,131                         |
| Change in unrealized appreciation | 572,809                              |
| Net purchases                     | 2,140,000                            |
| Balance as of March 31, 2010      | \$ 10,970,940                        |

Investments classified as Level 3 infrequently trade and have significant unobservable inputs. The Level 3 preferred securities have been deemed illiquid and were valued by a pricing service which has utilized independent broker quotes. The Level 3 common stock has been fair valued utilizing inputs and assumptions which include book value, recent comparables in similar securities, as well as liquidity and market risk factors.

**Note 2. Derivative Instruments:** The following is a summary of the market valuations of the Fund's derivative instruments as of March 31, 2010:

|                         |                |
|-------------------------|----------------|
| Interest rate contracts | \$ (9,837,726) |
|-------------------------|----------------|

*Interest Rate Swaps:* The Fund uses interest rate swaps in connection with the sale of preferred shares and borrowing under its credit agreement. The interest rate swaps are intended to reduce the risk that an increase in short-term interest rates could have on the performance of the Fund's common shares as a result of the floating rate structure of the preferred shares and the credit agreement. In these interest rate swaps, the Fund agrees to pay the other party to the interest rate swap (which is known as the counterparty) a fixed rate payment in exchange for the counterparty agreeing to pay the Fund a variable rate payment that is intended to approximate the Fund's variable rate payment.

**Cohen & Steers REIT and Preferred Income Fund, Inc.****NOTES TO FINANCIAL STATEMENTS (Continued)**

obligation on the preferred shares and the credit agreement. The payment obligation is based on the notional amount of the swap. Depending on the state of interest rates in general, the use of interest rate swaps could enhance or harm the overall performance of the common shares. The market value of interest rate swaps is based on pricing models that consider the time value of money, volatility, the current market and contractual prices of the underlying financial instrument. Unrealized appreciation is reported as an asset and unrealized depreciation is reported as a liability on the Statement of Assets and Liabilities. The change in value of swaps, including the accrual of periodic amounts of interest to be paid or received on swaps, is reported as unrealized appreciation or depreciation in the Statement of Operations. A realized gain or loss is recorded upon payment or receipt of a periodic payment or termination of swap agreements. Swap agreements involve, to varying degrees, elements of market and counterparty risk, and exposure to loss in excess of the related amounts reflected in the Statement of Assets and Liabilities. The Fund's maximum risk of loss from counterparty credit risk is the discounted net value of the cash flows to be received from or paid to the counterparty over the contract's remaining life, to the extent that such amount is positive.

**Note 3. Income Tax Information**

As of March 31, 2010, the federal tax cost and net unrealized appreciation on securities were as follows:

|                                      |    |              |
|--------------------------------------|----|--------------|
| Cost for federal income tax purposes | \$ | 898,191,216  |
| Gross unrealized appreciation        | \$ | 153,667,846  |
| Gross unrealized depreciation        |    | (23,746,100) |
| Net unrealized appreciation          | \$ | 129,921,746  |

**Item 2. Controls and Procedures**

(a) The registrant's principal executive officer and principal financial officer have concluded that the registrant's disclosure controls and procedures (as defined in Rule 30a-3(c) under the Investment Company Act of 1940) are effective based on their evaluation of these disclosure controls and procedures required by Rule 30a-3(b) under the Investment Company Act of 1940 and Rule 13a-15(b) or 15d-15(b) under the Securities Exchange Act as of a date within 90 days of the filing of this report.

(b) During the last fiscal quarter, there were no changes in the registrant's internal control over financial reporting (as defined in Rule 30a-3(d) under the Investment Company Act of 1940) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting.

**Item 3. Exhibits.**

(a) Certifications of principal executive officer and principal financial officer as required by Rule 30a-2(a) under the Investment Company Act of 1940.

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**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934 and the Investment Company Act of 1940, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

**COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.**

By: /s/ Adam M. Derechin  
Name: Adam M. Derechin  
Title: President

Date: June 1, 2010

Pursuant to the requirements of the Securities Exchange Act of 1934 and the Investment Company Act of 1940, this report has been signed below by the following persons on behalf of the registrant and in the capacities and on the dates indicated.

By: /s/ Adam M. Derechin  
Name: Adam M. Derechin  
Title: President and principal executive officer

Date: June 1, 2010

By: /s/ James Giallanza  
Name: James Giallanza  
Title: Treasurer and principal financial officer