

COHEN & STEERS REIT & PREFERRED INCOME FUND INC

Form NSAR-A

August 25, 2003

PAGE 1
000 A000000 06/30/2003
000 C000000 0001224450
000 D000000 N
000 E000000 NF
000 F000000 Y
000 G000000 N
000 H000000 N
000 I000000 6.1
000 J000000 A
001 A000000 COHEN & STEERS REIT & PREFERRED INCOME FUND I
001 B000000 811-021326
001 C000000 2128323232
002 A000000 757 THIRD AVENUE
002 B000000 NEW YORK
002 C000000 NY
002 D010000 10017
003 000000 Y
004 000000 N
005 000000 N
006 000000 N
007 A000000 N
007 B000000 0
007 C010100 1
007 C010200 2
007 C010300 3
007 C010400 4
007 C010500 5
007 C010600 6
007 C010700 7
007 C010800 8
007 C010900 9
007 C011000 10
008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
008 B000001 A
008 C000001 801-27721
008 D010001 NEW YORK
008 D020001 NY
008 D030001 10017
010 A000001 STATE STREET CORPORATION
010 B000001 85-05003
010 C010001 BOSTON
010 C020001 MA
010 C030001 02110
010 C040001 8200
012 A000001 STATE STREET CORPORATION
012 B000001 85-05003
012 C010001 BOSTON
012 C020001 MA
012 C030001 02110
012 C040001 8200
013 A000001 PRICEWATERHOUSECOOPERS, LLC.
PAGE 2
013 B010001 NEW YORK
013 B020001 NY
013 B030001 10019
014 A000001 COHEN & STEERS SECURITIES, LLC.
014 B000001 8-00
015 A000001 STATE STREET CORPORATION

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form NSAR-A

015 B000001 C
015 C010001 BOSTON
015 C020001 MA
015 C030001 02110
015 C040001 8200
015 E010001 X
018 000000 Y
019 A000000 Y
019 B000000 9
019 C000000 COHENSTEER
020 A000001 MERRILL LYNCH PIERCE FENNER & SMITH, INC.
020 B000001 13-5674085
020 C000001 49
020 A000002 LEGG MASON WOOD WALKER, INC.
020 B000002 52-0902557
020 C000002 23
020 A000003 FIRST UNION CAPITAL MARKET
020 B000003 56-1529080
020 C000003 19
020 A000004 MORGAN STANLEY CO., INC.
020 B000004 13-2655998
020 C000004 18
020 A000005 JEFFERIES & CO., INC.
020 B000005 95-2655998
020 C000005 9
020 A000006 REYNDERS GRAY & CO., INC.
020 B000006 13-2942212
020 C000006 8
020 A000007 GREEN STREET ADVISORS
020 C000007 6
020 A000008 LEHMAN BROTHERS, INC.
020 B000008 13-2518466
020 C000008 6
020 A000009 UBS WARBURG
020 B000009 13-3873456
020 C000009 5
020 A000010 DEUTSCHE BANK SECURITIES
020 B000010 13-2730828
020 C000010 5
021 000000 183
022 A000001 MERRILL LYNCH PIERCE FENNER & SMITH INC.
022 B000001 13-5674085
022 C000001 24312
022 D000001 0
022 A000002 FIRST UNION CAPITAL MARKET
PAGE 3
022 B000002 56-1529080
022 C000002 9350
022 D000002 0
022 A000003 CITIGROUP GLOBAL MARKETS, INC.
022 C000003 8105
022 D000003 0
022 A000004 LEGG MASON WOOD WALKER, INC.
022 B000004 52-0902557
022 C000004 7851
022 D000004 0
022 A000005 MORGAN STANLEY CO., INC.
022 B000005 13-2655998
022 C000005 7779
022 D000005 0
022 A000006 B TRADE SERVICES
022 C000006 5181

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form NSAR-A

| | | |
|-----|---------|-----------------------------|
| 022 | D000006 | 0 |
| 022 | A000007 | UBS WARBURG |
| 022 | B000007 | 13-3873456 |
| 022 | C000007 | 4020 |
| 022 | D000007 | 0 |
| 022 | A000008 | GREEN STREET ADVISORS |
| 022 | C000008 | 3309 |
| 022 | D000008 | 0 |
| 022 | A000009 | SANFORD C BERNSTEIN CO. LLC |
| 022 | B000009 | 13-2625874 |
| 022 | C000009 | 3280 |
| 022 | D000009 | 0 |
| 022 | A000010 | REYNDERS GRAY & CO., INC. |
| 022 | B000010 | 13-2942212 |
| 022 | C000010 | 3210 |
| 022 | D000010 | 0 |
| 023 | C000000 | 106868 |
| 023 | D000000 | 0 |
| 024 | 000000 | N |
| 025 | D000001 | 0 |
| 025 | D000002 | 0 |
| 025 | D000003 | 0 |
| 025 | D000004 | 0 |
| 025 | D000005 | 0 |
| 025 | D000006 | 0 |
| 025 | D000007 | 0 |
| 025 | D000008 | 0 |
| 026 | A000000 | N |
| 026 | B000000 | Y |
| 026 | C000000 | Y |
| 026 | D000000 | Y |
| 026 | E000000 | N |
| 026 | F000000 | N |
| 026 | G010000 | N |
| 026 | G020000 | N |
| | PAGE | 4 |
| 026 | H000000 | N |
| 027 | 000000 | N |
| 028 | A010000 | 0 |
| 028 | A020000 | 0 |
| 028 | A030000 | 0 |
| 028 | A040000 | 0 |
| 028 | B010000 | 0 |
| 028 | B020000 | 0 |
| 028 | B030000 | 0 |
| 028 | B040000 | 0 |
| 028 | C010000 | 0 |
| 028 | C020000 | 0 |
| 028 | C030000 | 0 |
| 028 | C040000 | 0 |
| 028 | D010000 | 0 |
| 028 | D020000 | 0 |
| 028 | D030000 | 0 |
| 028 | D040000 | 0 |
| 028 | E010000 | 0 |
| 028 | E020000 | 0 |
| 028 | E030000 | 0 |
| 028 | E040000 | 0 |
| 028 | F010000 | 0 |
| 028 | F020000 | 0 |
| 028 | F030000 | 0 |
| 028 | F040000 | 0 |

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form NSAR-A

| | | |
|-----|---------|-------|
| 028 | G010000 | 0 |
| 028 | G020000 | 0 |
| 028 | G030000 | 0 |
| 028 | G040000 | 0 |
| 028 | H000000 | 0 |
| 030 | A000000 | 0 |
| 030 | B000000 | 0.00 |
| 030 | C000000 | 0.00 |
| 031 | A000000 | 0 |
| 031 | B000000 | 0 |
| 032 | 000000 | 0 |
| 033 | 000000 | 0 |
| 035 | 000000 | 0 |
| 036 | B000000 | 0 |
| 038 | 000000 | 0 |
| 042 | A000000 | 0 |
| 042 | B000000 | 0 |
| 042 | C000000 | 0 |
| 042 | D000000 | 0 |
| 042 | E000000 | 0 |
| 042 | F000000 | 0 |
| 042 | G000000 | 0 |
| 042 | H000000 | 0 |
| 043 | 000000 | 0 |
| 044 | 000000 | 0 |
| | PAGE 5 | |
| 045 | 000000 | Y |
| 046 | 000000 | N |
| 047 | 000000 | Y |
| 048 | 000000 | 0.650 |
| 048 | A010000 | 0 |
| 048 | A020000 | 0.000 |
| 048 | B010000 | 0 |
| 048 | B020000 | 0.000 |
| 048 | C010000 | 0 |
| 048 | C020000 | 0.000 |
| 048 | D010000 | 0 |
| 048 | D020000 | 0.000 |
| 048 | E010000 | 0 |
| 048 | E020000 | 0.000 |
| 048 | F010000 | 0 |
| 048 | F020000 | 0.000 |
| 048 | G010000 | 0 |
| 048 | G020000 | 0.000 |
| 048 | H010000 | 0 |
| 048 | H020000 | 0.000 |
| 048 | I010000 | 0 |
| 048 | I020000 | 0.000 |
| 048 | J010000 | 0 |
| 048 | J020000 | 0.000 |
| 048 | K010000 | 0 |
| 048 | K020000 | 0.000 |
| 049 | 000000 | N |
| 050 | 000000 | N |
| 051 | 000000 | N |
| 052 | 000000 | N |
| 053 | A000000 | N |
| 054 | A000000 | Y |
| 054 | B000000 | Y |
| 054 | C000000 | N |
| 054 | D000000 | N |
| 054 | E000000 | N |

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form NSAR-A

054 F000000 N
054 G000000 N
054 H000000 Y
054 I000000 N
054 J000000 Y
054 K000000 N
054 L000000 N
054 M000000 Y
054 N000000 N
054 O000000 N
055 A000000 N
055 B000000 N
056 000000 Y
057 000000 N
058 A000000 N

PAGE 6

059 000000 Y
060 A000000 N
060 B000000 N

061 000000 0

062 A000000 N

062 B000000 0.0

062 C000000 0.0

062 D000000 0.0

062 E000000 0.0

062 F000000 0.0

062 G000000 0.0

062 H000000 0.0

062 I000000 0.0

062 J000000 0.0

062 K000000 0.0

062 L000000 0.0

062 M000000 0.0

062 N000000 0.0

062 O000000 0.0

062 P000000 0.0

062 Q000000 0.0

062 R000000 0.0

063 A000000 0

063 B000000 0.0

066 A000000 Y

066 B000000 N

066 C000000 N

066 D000000 N

066 E000000 N

066 F000000 Y

066 G000000 N

067 000000 N

068 A000000 N

068 B000000 N

069 000000 N

070 A010000 N

070 A020000 N

070 B010000 N

070 B020000 N

070 C010000 N

070 C020000 N

070 D010000 N

070 D020000 N

070 E010000 N

070 E020000 N

070 F010000 N

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form NSAR-A

| | | | |
|-------|---------|---|--------|
| 070 | F020000 | N | |
| 070 | G010000 | N | |
| 070 | G020000 | N | |
| 070 | H010000 | N | |
| 070 | H020000 | N | |
| | PAGE | 7 | |
| 070 | I010000 | N | |
| 070 | I020000 | N | |
| 070 | J010000 | Y | |
| 070 | J020000 | N | |
| 070 | K010000 | Y | |
| 070 | K020000 | N | |
| 070 | L010000 | Y | |
| 070 | L020000 | N | |
| 070 | M010000 | N | |
| 070 | M020000 | N | |
| 070 | N010000 | N | |
| 070 | N020000 | N | |
| 070 | O010000 | Y | |
| 070 | O020000 | N | |
| 070 | P010000 | N | |
| 070 | P020000 | N | |
| 070 | Q010000 | N | |
| 070 | Q020000 | N | |
| 070 | R010000 | N | |
| 070 | R020000 | N | |
| 071 | A000000 | | 106868 |
| 071 | B000000 | | 0 |
| 071 | C000000 | | 107297 |
| 071 | D000000 | | 0 |
| 072 | A000000 | 1 | |
| 072 | B000000 | | 103 |
| 072 | C000000 | | 235 |
| 072 | D000000 | | 0 |
| 072 | E000000 | | 0 |
| 072 | F000000 | | 72 |
| 072 | G000000 | | 9 |
| 072 | H000000 | | 0 |
| 072 | I000000 | | 0 |
| 072 | J000000 | | 2 |
| 072 | K000000 | | 0 |
| 072 | L000000 | | 3 |
| 072 | M000000 | | 1 |
| 072 | N000000 | | 0 |
| 072 | O000000 | | 0 |
| 072 | P000000 | | 0 |
| 072 | Q000000 | | 0 |
| 072 | R000000 | | 2 |
| 072 | S000000 | | 0 |
| 072 | T000000 | | 0 |
| 072 | U000000 | | 0 |
| 072 | V000000 | | 0 |
| 072 | W000000 | | 0 |
| 072 | X000000 | | 89 |
| 072 | Y000000 | | 0 |
| 072 | Z000000 | | 249 |
| 072AA | 000000 | | 0 |
| | PAGE | 8 | |
| 072BB | 000000 | | 0 |
| 072CC | 010000 | | 429 |
| 072CC | 020000 | | 0 |
| 072DD | 010000 | | 0 |

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form NSAR-A

| | |
|-------------|---------------------------------------|
| 072DD020000 | 0 |
| 072EE000000 | 0 |
| 073 A010000 | 0.0000 |
| 073 A020000 | 0.0000 |
| 073 B000000 | 0.0000 |
| 073 C000000 | 0.0000 |
| 074 A000000 | 25 |
| 074 B000000 | 0 |
| 074 C000000 | 982335 |
| 074 D000000 | 0 |
| 074 E000000 | 16770 |
| 074 F000000 | 90527 |
| 074 G000000 | 0 |
| 074 H000000 | 0 |
| 074 I000000 | 0 |
| 074 J000000 | 0 |
| 074 K000000 | 0 |
| 074 L000000 | 234 |
| 074 M000000 | 0 |
| 074 N000000 | 1089891 |
| 074 O000000 | 68724 |
| 074 P000000 | 73 |
| 074 Q000000 | 0 |
| 074 R010000 | 0 |
| 074 R020000 | 0 |
| 074 R030000 | 0 |
| 074 R040000 | 1797 |
| 074 S000000 | 0 |
| 074 T000000 | 1019297 |
| 074 U010000 | 42754 |
| 074 U020000 | 0 |
| 074 V010000 | 23.84 |
| 074 V020000 | 0.00 |
| 074 W000000 | 0.0000 |
| 074 X000000 | 21 |
| 074 Y000000 | 0 |
| 075 A000000 | 0 |
| 075 B000000 | 1018949 |
| 076 000000 | 25.05 |
| 077 A000000 | N |
| 078 000000 | N |
| 080 A000000 | NATIONAL UNION FIRE INSURANCE COMPANY |
| 080 C000000 | 8225 |
| 081 A000000 | Y |
| 081 B000000 | 8 |
| 082 A000000 | Y |
| 082 B000000 | 10 |
| PAGE 9 | |
| 083 A000000 | N |
| 083 B000000 | 0 |
| 084 A000000 | N |
| 084 B000000 | 0 |
| 085 A000000 | Y |
| 085 B000000 | N |
| 086 A010000 | 42754 |
| 086 A020000 | 102076 |
| 086 B010000 | 0 |
| 086 B020000 | 0 |
| 086 C010000 | 0 |
| 086 C020000 | 0 |
| 086 D010000 | 0 |
| 086 D020000 | 0 |

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form NSAR-A

| | | |
|-----------|----------------|--------------|
| 086 | E010000 | 0 |
| 086 | E020000 | 0 |
| 086 | F010000 | 0 |
| 086 | F020000 | 0 |
| 087 | A010000 | COMMON STOCK |
| 087 | A020000 | 19247X100 |
| 087 | A030000 | RNP |
| 088 | A000000 | N |
| 088 | B000000 | N |
| 088 | C000000 | N |
| 088 | D000000 | Y |
| SIGNATURE | ADAM DERECHIN | |
| TITLE | VICE PRESIDENT | |