NUVEEN REAL ESTATE INCOME FUND Form N-Q November 29, 2007

#### **Table of Contents**

# UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, DC 20549 FORM N-O

# QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF REGISTERED MANAGEMENT INVESTMENT COMPANY

Investment Company Act file number 811-10491

**Nuveen Real Estate Income Fund** 

(Exact name of registrant as specified in charter)
333 West Wacker Drive, Chicago, Illinois 60606
(Address of principal executive offices) (Zip code)
Kevin J. McCarthy Vice President and Secretary
333 West Wacker Drive, Chicago, Illinois 60606

(Name and address of agent for service)

Registrant s telephone number, including area code: 312-917-7700

Date of fiscal year end: 12/31 Date of reporting period: 9/30/2007

Form N-Q is to be used by management investment companies, other than small business investment companies registered on Form N-5 (§§ 239.24 and 274.5 of this chapter), to file reports with the Commission, not later than 60 days after the close of the first and third fiscal quarters, pursuant to rule 30b1-5 under the Investment Company Act of 1940 (17 CFR 270.30b1-5). The Commission may use the information provided on Form N-Q in its regulatory, disclosure review, inspection, and policymaking roles.

A registrant is required to disclose the information specified by Form N-Q, and the Commission will make this information public. A registrant is not required to respond to the collection of information contained in Form N-Q unless the Form displays a currently valid Office of Management and Budget (OMB) control number. Please direct comments concerning the accuracy of the information collection burden estimate and any suggestions for reducing the burden to the Secretary, Securities and Exchange Commission, 450 Fifth Street, NW, Washington, DC 20549-0609. The OMB has reviewed this collection of information under the clearance requirements of 44 U.S.C. § 3507.

#### **TABLE OF CONTENTS**

<u>Item 1. Schedule of Investments</u>

Item 2. Controls and Procedures

Item 3. Exhibits

**SIGNATURES** 

Certification

#### **Table of Contents**

## Item 1. Schedule of Investments Portfolio of Investments (Unaudited) Nuveen Real Estate Income Fund (JRS)

September 30, 2007

Shares	Description (1)	Value
	Real Estate Investment Trust Common Stocks	104.0% (70.5% of Total Investments)
	Industrial 6.8%	
1,823,900 626,600	DCT Industrial Trust Inc. First Industrial Realty Trust, Inc.	\$ 19,096,233 24,355,942
	Total Industrial	43,452,175
	Office 18.4%	
1,195,300 2,280,800 1,090,500 264,600 116,396	Brandywine Realty Trust HRPT Properties Trust Mack-Cali Realty Corporation Maguire Properties, Inc. SL Green Realty Corporation	30,253,043 22,557,112 44,819,550 6,834,618 13,591,561
	Total Office	118,055,884
	Residential 20.6%	
315,300	Apartment Investment & Management Company, Class A	14,229,489
464,500	AvalonBay Communities, Inc.	54,838,870
278,100	Camden Property Trust	17,867,925
727,700	Equity Residential UDR Inc.	30,825,372
590,000	UDK Inc.	14,348,800
	Total Residential	132,110,456
	Retail 27.5%	
413,800 691,000	Federal Realty Investment Trust Macerich Company	36,662,680 60,517,780
396,900	Simon Property Group, Inc.	39,690,000
449,800	Weingarten Realty Investors Trust	18,648,708
1,043,100	Westfield Group	20,085,407

	Total Retail		175,604,575		
	Specialized 30.7%				
3,430,000	Ashford Hospitality Trust Inc.		34,471,500		
791,400	Cogdell Spencer Inc.		14,640,900		
579,600	DiamondRock Hospitality Company		10,090,836		
1,519,300	Extra Space Storage Inc.		23,382,027		
933,800	Health Care Property Investors Inc.		30,974,146		
1,716,100	Senior Housing Properties Trust		37,857,166		
1,081,600	Ventas Inc.		44,778,240		
	Total Specialized		196,194,815		
	Total Real Estate Investment Trust		665,417,905		
	Common Stocks (cost \$528,876,067)		003,417,903		
	(000, 40, 20, 20, 20, 20, 20, 20, 20, 20, 20, 2				
Shares	Description (1)	Coupon	Value		
	Real Estate Investment Trust Preferred Stocks 39.7% (27.0% of Total Investments)  Diversified 7.1%				
	Diversified 7.1%				
529,942	Duke-Weeks Realty Corporation	6.950%	\$ 12,374,146		
150,000	Lexington Corporate Properties Trust,	8.050%	3,699,000		
	Series B				
850,000	Lexington Realty Trust	7.550%	19,864,500		
400,000	PS Business Parks, Inc., Series O	7.375%	9,437,520		
	Tatal Discovice d		45 275 166		
	Total Diversified		45,375,166		
	Specialty Finance 1.4%				
400,000	Commence Comital Commention	9 1250	0.004.000		
400,000	Gramercy Capital Corporation	8.125%	9,004,000		
	Office 7.5%				
	Office 1.5 /6				
160,000	Alexandria Real Estate Equities Inc., Series C	8.375%	4,016,000		
200,000	Corporate Office Properties Trust, Series G	8.000%	4,994,000		
12,141	Highwoods Properties, Inc., Series A	8.625%	12,975,694		
57,612	Highwoods Properties, Inc., Series B	8.000%	1,425,897		
81,000	HRPT Properties Trust, Series C	7.125%	1,994,220		
1,062,200	Maguire Properties, Inc., Series A	7.625%	22,847,922		
	Total Office		48,253,733		
	10001 011100		10,200,100		

### Residential 4.8%

23,418		3.750%	10/01/07	\$ 23,418,283
	Short-Term Investments 3.7% (2.5% of Total Investments)			
Principal Amount (000)	Description (1)	Coupon	Maturity	Value
	Total Real Estate Investment Trust Preferred Stocks (cost \$269,109,857)			254,609,259
	Total Specialized			98,101,715
300,000	Sunstone Hotel Investors Inc., Series A	8.000%		7,095,000
320,000	Strategic Hotel Capital Inc., Series C	8.250%		7,584,000
175,000	Strategic Hotel Capital Inc., Series B	8.250%		4,193,000
151,700	Public Storage, Inc.	6.750%		3,443,590
1,000,000	Public Storage, Inc., Series I	7.250%		24,570,000
800,000	Hospitality Properties Trust, Series C	7.000%		17,400,000
120,000	Hersha Hospitality Trust, Series A	8.000%		2,844,000
546,900	FelCor Lodging Trust Inc., Series C	8.000%		12,988,875
640,000 130,000	Ashford Hospitality Trust, Inc., Series D Ashford Hospitality Trust, Series A	8.450% 8.550%		14,912,000 3,071,250
	Specialized 15.3%			
	Total Retail			23,232,996
400,000	Taubman Centers, Inc., Series H	7.625%		9,756,000
125,000	Saul Centers, Inc., Series A	8.000%		3,063,750
154,300	Glimcher Realty Trust, Series G	8.125%		3,629,136
113,000	Glimcher Realty Trust, Series F	8.750%		2,742,510
160,000	Cedar Shopping Centers Inc., Series A	8.875%		4,041,600
	Retail 3.6%			
	Total Residential			30,641,649
505,900	BRE Properties, Series D	6.750%		11,225,921
101,900	Company, Series Y BRE Properties, Series C	6.750%		2,289,693
183,000	Company, Series U Apartment Investment & Management	7.875%		4,527,420
511,100	Apartment Investment & Management	7.750%		12,598,615

Repurchase Agreement with Fixed Income Clearing Corporation, dated 9/28/07, repurchase price \$23,425,601, collateralized by \$22,535,000 U.S. Treasury Bond, 5.250%, due 2/15/29, value \$23,887,100

Total Short-Term Investments (cost \$23,418,283)	23,418,283
Total Investments (cost \$821,404,207) 147.4%	943,445,447
Borrowings (10.9)% (2)	(70,000,000)
Other Assets Less Liabilities (1.8)%	(11,487,686)
Taxable Auctioned Preferred Shares, at Liquidation Value (34.7)%	(222,000,000)
Net Assets Applicable to Common Shares 100%	\$ 639,957,761

#### **Interest Rate Swaps outstanding at September 30, 2007:**

	Fund		Fixed Rate	Unrealized	
			Floating	Fixed	
	Notion Hay	•	Rate	Rate Payment Ter	rmination Appreciation
Counterparty	Amount	Floating Rate	Index(A	nnualized)requency	Date(Depreciation)
Citigroup Inc.	\$43,000,000		1-Month D-LIBOR	5.190% Monthly	2/06/09 \$ (303,579)

USD-LIBOR (United States Dollar-London Inter-Bank Offered Rate)

- (1) All percentages shown in the Portfolio of Investments are based on net assets applicable to Common shares unless otherwise noted.
- (2) Borrowings Payable as a percentage of total investments is (7.4)%.

#### **Income Tax Information**

The following information is presented on an income tax basis. Differences between amounts for financial statement and federal income tax purposes are primarily due to timing differences in recording income and timing differences in recognizing certain gains and losses on investment transactions.

At September 30, 2007, the cost of investments was \$821,404,208.

Gross unrealized appreciation and gross unrealized depreciation of investments at September 30, 2007, were as follows:

Gross unrealized:

Appreciation \$163,421,484 Depreciation (41,380,245)

Net unrealized appreciation (depreciation) of investments

\$ 122,041,239

#### **Table of Contents**

#### Item 2. Controls and Procedures.

- a. The registrant s principal executive and principal financial officers, or persons performing similar functions, have concluded that the registrant s disclosure controls and procedures (as defined in Rule 30a-3(c) under the Investment Company Act of 1940, as amended (the 1940 Act) (17 CFR 270.30a-3(c))) are effective, as of a date within 90 days of the filing date of this report that includes the disclosure required by this paragraph, based on their evaluation of the controls and procedures required by Rule 30a-3(b) under the 1940 Act (17 CFR 270.30a-3(b)) and Rule 13a-15(b) or 15d-15(b) under the Securities Exchange Act of 1934 (17 CFR 240.13a-15(b) or 240.15d-15(b)).
- b. There were no changes in the registrant s internal control over financial reporting (as defined in Rule 30a-3(d) under the 1940 Act (17 CFR 270.30a-3(d)) that occurred during the registrant s last fiscal quarter that have materially affected, or are reasonably likely to materially affect, the registrant s internal control over financial reporting.

#### Item 3. Exhibits.

File as exhibits as part of this Form a separate certification for each principal executive officer and principal financial officer of the registrant as required by Rule 30a-2(a) under the 1940 Act (17 CFR 270.30a-2(a)), exactly as set forth below: EX-99 CERT Attached hereto.

#### **Table of Contents**

#### **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. (Registrant) Nuveen Real Estate Income Fund

By (Signature and Title)\* /s/ Kevin J. McCarthy

Kevin J. McCarthy

Vice President and Secretary

#### Date November 29, 2007

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 (Signature and Title)\* /s/ Gifford R. Zimmerman

Gifford R. Zimmerman

Chief Administrative Officer (principal executive

officer)

Date November 29, 2007

By (Signature and Title)\* /s/ Stephen D. Foy

Stephen D. Foy

Vice President and Controller (principal financial

officer)

#### Date November 29, 2007

\* Print the name and title of each signing officer under his or her signature.