

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-PX
August 24, 2006

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

FORM N-PX

ANNUAL REPORT OF PROXY VOTING RECORD OF REGISTERED MANAGEMENT INVESTMENT
COMPANY

INVESTMENT COMPANY ACT FILE NUMBER: 811-10481
NAME OF REGISTRANT: Cohen & Steers Quality Income
Realty Fund, Inc.
ADDRESS OF PRINCIPAL EXECUTIVE OFFICES: 280 PARK AVENUE 10TH FLOOR
New York, NY 10017
NAME AND ADDRESS OF AGENT FOR SERVICE: John E. McLean
280 PARK AVENUE 10TH FLOOR
New York, NY 10017
REGISTRANT'S TELEPHONE NUMBER: 212-832-3232
DATE OF FISCAL YEAR END: 12/31
DATE OF REPORTING PERIOD: 07/01/2005 - 06/30/2006

Cohen & Steers Quality Income Realty Fund

AMERICAN CAMPUS COMMUNITIES, INC.

Agen

Security: 024835100
Meeting Type: Annual
Meeting Date: 11-May-2006
Ticker: ACC
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	WILLIAM C. BAYLESS JR.	Mgmt	For
	R.D. BURCK	Mgmt	For
	G. STEVEN DAWSON	Mgmt	For
	CYDNEY DONNELL	Mgmt	For
	MICHAEL J. HENNEMAN	Mgmt	For
	EDWARD LOWENTHAL	Mgmt	For
	BRIAN B. NICKEL	Mgmt	For
	SCOTT H. RECHLER	Mgmt	For
	WINSTON W. WALKER	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

02 RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT Mgmt For
 AUDITORS FOR 2006

 AMERICAN FINANCIAL REALTY TRUST

Agen

Security: 02607P305
 Meeting Type: Annual
 Meeting Date: 01-Jun-2006
 Ticker: AFR
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	GLENN BLUMENTHAL	Mgmt	For
	RAYMOND GAREA	Mgmt	For
	MICHAEL J. HAGAN	Mgmt	For
	JOHN P. HOLLIHAN III	Mgmt	For
	WILLIAM M. KAHANE	Mgmt	For
	RICHARD A. KRAEMER	Mgmt	For
	ALAN E. MASTER	Mgmt	For
	HAROLD W. POTE	Mgmt	For
	LEWIS S. RANIERI	Mgmt	For
	NICHOLAS S. SCHORSCH	Mgmt	For

 APARTMENT INVESTMENT AND MANAGEMENT

Agen

Security: 03748R101
 Meeting Type: Annual
 Meeting Date: 10-May-2006
 Ticker: AIV
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	TERRY CONSIDINE	Mgmt	For
	JAMES N. BAILEY	Mgmt	For
	RICHARD S. ELLWOOD	Mgmt	For
	J. LANDIS MARTIN	Mgmt	For
	THOMAS L. RHODES	Mgmt	For
	MICHAEL A. STEIN	Mgmt	For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR AIMCO FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For
03	TO APPROVE THE SALE OF HIGH PERFORMANCE UNITS.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

 ARCHSTONE-SMITH TRUST

Agen

 Security: 039583109
 Meeting Type: Annual
 Meeting Date: 17-May-2006
 Ticker: ASN
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	JAMES A. CARDWELL	Mgmt	For
	ERNEST A. GERARDI, JR.	Mgmt	For
	RUTH ANN M. GILLIS	Mgmt	For
	NED S. HOLMES	Mgmt	For
	ROBERT P. KOGOD	Mgmt	For
	JAMES H. POLK, III	Mgmt	For
	JOHN M. RICHMAN	Mgmt	For
	JOHN C. SCHWEITZER	Mgmt	For
	R. SCOT SELLERS	Mgmt	For
	ROBERT H. SMITH	Mgmt	For
02	RATIFICATION OF APPOINTMENT OF KPMG LLP AS AUDITORS FOR THE CURRENT FISCAL YEAR.	Mgmt	For

 ASHFORD HOSPITALITY TRUST, INC.

Agen

 Security: 044103109
 Meeting Type: Annual
 Meeting Date: 02-May-2006
 Ticker: AHT
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	ARCHIE BENNETT, JR.	Mgmt	For
	MONTGOMERY J. BENNETT	Mgmt	For
	MARTIN L. EDELMAN	Mgmt	For
	W.D. MINAMI	Mgmt	For
	W. MICHAEL MURPHY	Mgmt	For
	PHILLIP S. PAYNE	Mgmt	For
	CHARLES P. TOPPINO	Mgmt	For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

 AVALONBAY COMMUNITIES, INC. Agen

Security: 053484101
 Meeting Type: Annual
 Meeting Date: 17-May-2006
 Ticker: AVB
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BRYCE BLAIR BRUCE A. CHOATE JOHN J. HEALY, JR. GILBERT M. MEYER TIMOTHY J. NAUGHTON LANCE R. PRIMIS H. JAY SARLES ALLAN D. SCHUSTER AMY P. WILLIAMS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

 BRANDYWINE REALTY TRUST Agen

Security: 105368203
 Meeting Type: Special
 Meeting Date: 21-Dec-2005
 Ticker: BDN
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE ISSUANCE OF BRANDYWINE COMMON SHARES UNDER AND AS CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER DATED AS OF OCTOBER 3, 2005, BY AND AMONG BRANDYWINE REALTY TRUST, BRANDYWINE OPERATING PARTNERSHIP, L.P., BRANDYWINE COGNAC I, LLC, BRANDYWINE COGNAC II, LLC, PRENTISS PROPERTIES TRUST AND PRENTISS ACQUISITION PARTNERS, L.P. T	Mgmt	For

 BRANDYWINE REALTY TRUST Agen

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Security: 105368203
 Meeting Type: Annual
 Meeting Date: 02-May-2006
 Ticker: BDN
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WALTER D'ALESSIO D. PIKE ALOIAN THOMAS F. AUGUST DONALD E. AXINN WYCHE FOWLER MICHAEL J. JOYCE ANTHONY A. NICHOLS SR. MICHAEL V. PRENTISS CHARLES P. PIZZI GERARD H. SWEENEY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF PRICEWATERHOUSECOOPERS, LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

CAMDEN PROPERTY TRUST

Agen

Security: 133131102
 Meeting Type: Annual
 Meeting Date: 02-May-2006
 Ticker: CPT
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RICHARD J. CAMPO WILLIAM R. COOPER GEORGE A. HRDLICKA SCOTT S. INGRAHAM LEWIS A. LEVEY WILLIAM B. MCGUIRE, JR. WILLIAM F. PAULSEN D. KEITH ODEN F. GARDNER PARKER STEVEN A. WEBSTER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	RATIFICATION OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT AUDITORS	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

CEDAR SHOPPING CENTERS, INC.

Agen

Security: 150602209
 Meeting Type: Annual
 Meeting Date: 13-Jun-2006
 Ticker: CDR
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES J. BURNS RICHARD HOMBURG PAUL G. KIRK, JR. EVERETT B. MILLER, III LEO S. ULLMAN BRENDA J. WALKER ROGER M. WIDMANN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

COLONIAL PROPERTIES TRUST

Agen

Security: 195872106
 Meeting Type: Annual
 Meeting Date: 26-Apr-2006
 Ticker: CLP
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR CARL F. BAILEY M. MILLER GORRIE WILLIAM M. JOHNSON GLADE M. KNIGHT JAMES K. LOWDER THOMAS H. LOWDER HERBERT A. MEISLER CLAUDE B. NIELSEN HAROLD W. RIPPS DONALD T. SENTERFITT JOHN W. SPIEGEL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
02	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP, AS INDEPENDENT AUDITORS OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

COMMERCIAL NET LEASE REALTY, INC.

Agen

Security: 202218111
 Meeting Type: Annual
 Meeting Date: 11-May-2006
 Ticker: NNNPRA
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR G. N. BECKWITH III KEVIN B. HABICHT CLIFFORD R. HINKLE RICHARD B. JENNINGS TED B. LANIER ROBERT C. LEGLER CRAIG MACNAB ROBERT MARTINEZ	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	TO TRANSACT SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT THEREOF.	Mgmt	Against

COUSINS PROPERTIES INCORPORATED

Agen

Security: 222795403
 Meeting Type: Annual
 Meeting Date: 09-May-2006
 Ticker: CUZPRB
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR THOMAS D. BELL, JR. ERSKINE B. BOWLES RICHARD W. COURTS, II THOMAS G. COUSINS LILLIAN C. GIORNELLI S. TAYLOR GLOVER JAMES H. HANCE, JR. WILLIAM B. HARRISON, JR BOONE A. KNOX WILLIAM PORTER PAYNE	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	No vote No vote No vote No vote No vote No vote No vote No vote No vote No vote
02	PROPOSAL TO AMEND THE 1999 INCENTIVE STOCK PLAN TO INCREASE THE NUMBER OF SHARES AVAILABLE UNDER THE PLAN BY 870,000.	Mgmt	No vote
03	PROPOSAL TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR THE FISCAL YEAR ENDING	Mgmt	No vote

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

DECEMBER 31, 2006.

 DIAMONDROCK HOSPITALITY CO. Agen

Security: 252784301
 Meeting Type: Annual
 Meeting Date: 27-Apr-2006
 Ticker: DRH
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM W. MCCARTEN DANIEL J. ALTOBELLO W. ROBERT GRAFTON MAUREEN L. MCAVEY GILBERT T. RAY JOHN L. WILLIAMS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	TO RATIFY THE SELECTION OF KPMG LLP AS THE INDEPENDENT AUDITORS FOR DIAMONDROCK HOSPITALITY COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

 DIGITAL REALTY TRUST, INC. Agen

Security: 253868202
 Meeting Type: Annual
 Meeting Date: 01-May-2006
 Ticker: DLRPRA
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RICHARD A. MAGNUSON MICHAEL F. FOUST LAURENCE A. CHAPMAN KATHLEEN EARLEY RUANN F. ERNST, PH.D. DENNIS E. SINGLETON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	No vote No vote No vote No vote No vote No vote
02	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE YEAR ENDED DECEMBER 31, 2006.	Mgmt	No vote

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

DUKE REALTY CORPORATION

Agen

Security: 264411505
 Meeting Type: Annual
 Meeting Date: 26-Apr-2006
 Ticker: DRE
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BARRINGTON H. BRANCH GEOFFREY BUTTON WILLIAM CAVANAUGH III NGAIRE E. CUNEO CHARLES R. EITEL R. GLENN HUBBARD MARTIN C. JISCHKE L. BEN LYTLE WILLIAM O. MCCOY DENNIS D. OKLAK JACK R. SHAW ROBERT J. WOODWARD, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF KPMG LLP AS INDEPENDENT AUDITORS.	Mgmt	For

EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H104
 Meeting Type: Annual
 Meeting Date: 24-May-2006
 Ticker: EDR
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL, III RANDALL L. CHURCHEY JOHN L. FORD	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For
02	RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

ENTERTAINMENT PROPERTIES TRUST

Agen

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Security: 29380T105
 Meeting Type: Annual
 Meeting Date: 10-May-2006
 Ticker: EPR
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MORGAN G. EARNEST II JAMES A. OLSON	Mgmt Mgmt	For For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2006.	Mgmt	For

EQUITY OFFICE PROPERTIES TRUST

Agen

Security: 294741103
 Meeting Type: Annual
 Meeting Date: 24-May-2006
 Ticker: EOP
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARILYN A. ALEXANDER THOMAS E. DOBROWSKI WILLIAM M. GOODYEAR JAMES D. HARPER, JR. RICHARD D. KINCAID SHELI Z. ROSENBERG STEPHEN I. SADOVE SALLY SUSMAN J.H.W.R. VAN DER VLIST SAMUEL ZELL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS.	Mgmt	For

EXTRA SPACE STORAGE INC.

Agen

Security: 30225T102
 Meeting Type: Annual
 Meeting Date: 24-May-2006
 Ticker: EXR
 ISIN:

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KENNETH M. WOOLLEY ANTHONY FANTICOLA HUGH W. HORNE SPENCER F. KIRK JOSEPH D. MARGOLIS ROGER B. PORTER K. FRED SKOUSEN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

FEDERAL REALTY INVESTMENT TRUST

Agen

Security: 313747503
Meeting Type: Annual
Meeting Date: 03-May-2006
Ticker: FRTPRB
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WALTER F. LOEB JOSEPH S. VASSALLUZZO	Mgmt Mgmt	No vote No vote
02	TO RATIFY THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	No vote

FIRST INDUSTRIAL REALTY TRUST, INC.

Agen

Security: 32054K103
Meeting Type: Annual
Meeting Date: 17-May-2006
Ticker: FR
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES F. MILLAR* JOHN RAU** ROBERT J. SLATER** W. ED TYLER**	Mgmt Mgmt Mgmt Mgmt	For For For For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

02	APPROVAL OF AMENDMENT NO. 1 TO THE 2001 STOCK INCENTIVE PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

GLIMCHER REALTY TRUST

Agen

Security: 379302102
Meeting Type: Annual
Meeting Date: 05-May-2006
Ticker: GRT
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR HERBERT GLIMCHER HOWARD GROSS	Mgmt Mgmt	For For
02	RATIFICATION OF THE APPOINTMENT OF BDO SEIDMAN, LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

GRAMERCY CAPITAL CORP.

Agen

Security: 384871109
Meeting Type: Annual
Meeting Date: 17-May-2006
Ticker: GKK
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR STEPHEN L. GREEN ALLAN J. BAUM	Mgmt Mgmt	For For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

HEALTH CARE PROPERTY INVESTORS, INC.

Agen

Security: 421915109
 Meeting Type: Annual
 Meeting Date: 11-May-2006
 Ticker: HCP
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARY A CIRILLO-GOLDBERG ROBERT R. FANNING, JR. JAMES F. FLAHERTY III DAVID B. HENRY MICHAEL D. MCKEE HAROLD M. MESSMER, JR. PETER L. RHEIN KENNETH B. ROATH RICHARD M. ROSENBERG JOSEPH P. SULLIVAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	TO APPROVE THE COMPANY S 2006 PERFORMANCE INCENTIVE PLAN.	Mgmt	For
03	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For
04	AT THEIR DISCRETION, THE PROXIES ARE AUTHORIZED TO CONSIDER AND VOTE UPON SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT THEREOF.	Mgmt	Against

HEALTH CARE REIT, INC.

Agen

Security: 42217K106
 Meeting Type: Annual
 Meeting Date: 04-May-2006
 Ticker: HCN
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR PIER C. BORRA GEORGE L. CHAPMAN SHARON M. OSTER	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2006.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

HEALTHCARE REALTY TRUST INCORPORATED

Agen

Security: 421946104
 Meeting Type: Annual
 Meeting Date: 09-May-2006
 Ticker: HR
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DAVID R. EMERY* BATEY M. GRESHAM, JR.* DAN S. WILFORD* C.R. FERNANDEZ, M.D.,** ERROL L. BIGGS, PHD** BRUCE D. SULLIVAN**	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF BDO SEIDMAN, LLP AS THE COMPANY S INDEPENDENT AUDITORS.	Mgmt	For

HERITAGE PROPERTY INVESTMENT TRUST,

Agen

Security: 42725M107
 Meeting Type: Annual
 Meeting Date: 12-May-2006
 Ticker: HTG
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KENNETH K. QUIGLEY, JR. WILLIAM M. VAUGHN III RITCHIE E. REARDON ROBERT J. WATSON	Mgmt Mgmt Mgmt Mgmt	For For For For

HIGHLAND HOSPITALITY CORP.

Agen

Security: 430141101
 Meeting Type: Annual
 Meeting Date: 23-May-2006
 Ticker: HIH
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
--------	----------	---------------	---------------

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

		Type	
01	DIRECTOR BRUCE D. WARDINSKI JAMES L. FRANCIS JOHN M. ELWOOD W. REEDER GLASS JOHN W. HILL THOMAS A. NATELLI MARGARET A. SHEEHAN WILLIAM L. WILSON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	RATIFICATION OF THE APPOINTMENT OF KPMG LLP.	Mgmt	For
03	AMENDMENT AND RESTATEMENT OF 2003 OMNIBUS STOCK INCENTIVE PLAN.	Mgmt	For

HOME PROPERTIES, INC.

Agen

Security: 437306103
Meeting Type: Annual
Meeting Date: 04-May-2006
Ticker: HME
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM BALDERSTON, III JOSH E. FIDLER ALAN L. GOSULE LEONARD F. HELBIG, III ROGER W. KOBER NORMAN P. LEENHOUTS NELSON B. LEENHOUTS EDWARD J. PETTINELLA CLIFFORD W. SMITH, JR. PAUL L. SMITH THOMAS S. SUMMER AMY L. TAIT	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For For
02	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2006.	Mgmt	For

HOSPITALITY PROPERTIES TRUST

Agen

Security: 44106M102
Meeting Type: Annual
Meeting Date: 23-May-2006
Ticker: HPT
ISIN:

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR FRANK J. BAILEY GERARD M. MARTIN	Mgmt Mgmt	For Withheld
02	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT PERMITS US TO ISSUE SHARES WITHOUT CERTIFICATES.	Mgmt	For
03	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST TO REMOVE OUR OBLIGATION TO DELIVER CERTAIN REPORTS TO OUR SHAREHOLDERS.	Mgmt	For
04	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT PERMITS AFFILIATES OF HRPT PROPERTIES TRUST TO SERVE AS INDEPENDENT TRUSTEES.	Mgmt	For
05	TO APPROVE THE ADJOURNMENT OR POSTPONEMENT OF THE MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE MEETING TO APPROVE ITEMS 2, 3 AND 4.	Mgmt	Against

HRPT PROPERTIES TRUST

Agen

Security: 40426W101
Meeting Type: Annual
Meeting Date: 23-May-2006
Ticker: HRP
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM A. LAMKIN ADAM D. PORTNOY	Mgmt Mgmt	For For
02	TO APPROVE AMENDMENTS TO OUR DECLARATION OF TRUST THAT INCREASE CERTAIN OF OUR BENEFICIAL OWNERSHIP LIMITATIONS FROM 8.5% TO 9.8% OF THE VALUE OF OUR TOTAL SHARES OUTSTANDING, AND PROVIDE THAT OUR BYLAWS MAY INCLUDE MEASURES TO ENFORCE THOSE OWNERSHIP LIMITATIONS, IN ADDITION TO THE MECHANISMS CURRENTLY PROVIDED IN OUR DECLARATION OF TRUST.	Mgmt	For
03	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT WILL PROVIDE THE BOARD OF TRUSTEES WITH THE POWER TO AMEND OUR DECLARATION OF TRUST TO CHANGE OUR NAME.	Mgmt	For
04	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

TRUST THAT PERMITS US TO ISSUE SHARES WITHOUT CERTIFICATES.

05	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST TO REMOVE OUR OBLIGATION TO DELIVER CERTAIN REPORTS TO OUR SHAREHOLDERS.	Mgmt	For
06	TO APPROVE THE ADJOURNMENT OR POSTPONEMENT OF THE MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE MEETING TO APPROVE ITEMS 2 THROUGH 5.	Mgmt	Against

 INLAND REAL ESTATE CORPORATION

 Agen

Security: 457461200
 Meeting Type: Annual
 Meeting Date: 22-Jun-2006
 Ticker: IRC
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROLAND W. BURRIS THOMAS P. D'ARCY DANIEL L. GOODWIN JOEL G. HERTER HEIDI N. LAWTON THOMAS H. MCAULEY THOMAS R. MCWILLIAMS ROBERT D. PARKS JOEL D. SIMMONS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

 ISTAR FINANCIAL INC.

 Agen

Security: 45031U101
 Meeting Type: Annual
 Meeting Date: 31-May-2006
 Ticker: SFI
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAY SUGARMAN	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

	WILLIS ANDERSEN, JR.	Mgmt	For
	GLENN R. AUGUST	Mgmt	For
	ROBERT W. HOLMAN, JR.	Mgmt	For
	ROBIN JOSEPHS	Mgmt	For
	JOHN G. MCDONALD	Mgmt	For
	GEORGE R. PUSKAR	Mgmt	For
	JEFFREY A. WEBER	Mgmt	For
02	APPROVAL OF AMENDMENTS TO CHARTER OF ISTAR FINANCIAL INC.	Mgmt	For
03	APPROVAL OF ADOPTION OF ISTAR FINANCIAL INC. 2006 LONG-TERM INCENTIVE PLAN.	Mgmt	For
04	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

LIBERTY PROPERTY TRUST

Agen

Security: 531172104
Meeting Type: Annual
Meeting Date: 18-May-2006
Ticker: LRY
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM P. HANKOWSKY DAVID L. LINGERFELT JOSE A. MEJIA JOHN A . MILLER	Mgmt Mgmt Mgmt Mgmt	For For For For
02	APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2006.	Mgmt	For
03	APPROVAL OF THE PROPOSAL TO AMEND THE TRUST S AMENDED AND RESTATED SHARE INCENTIVE PLAN, INCLUDING AN AMENDMENT TO INCREASE THE NUMBER OF SHARES AVAILABLE FOR AWARDS THEREUNDER BY 1,400,000 SHARES TO 12,826,256 SHARES.	Mgmt	For

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104
Meeting Type: Annual
Meeting Date: 24-May-2006
Ticker: CLI
ISIN:

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN R. CALI MITCHELL E. HERSH IRVIN D. REID ROBERT F. WEINBERG	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For
03	APPROVAL AND ADOPTION OF A SHAREHOLDER PROPOSAL, IF PRESENTED AT THE ANNUAL MEETING, REQUESTING THAT THE COMPANY ADOPT A MAJORITY VOTE STANDARD FOR ELECTIONS OF PERSONS TO THE BOARD OF DIRECTORS OF THE COMPANY.	Shr	Against

MAGUIRE PROPERTIES INC.

----- Agen

Security: 559775101
Meeting Type: Annual
Meeting Date: 06-Jun-2006
Ticker: MPG
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT F. MAGUIRE III LAWRENCE S. KAPLAN CAROLINE S. MCBRIDE ANDREA L. VAN DE KAMP WALTER L. WEISMAN LEWIS N. WOLFF	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDED DECEMBER 31, 2006.	Mgmt	For

MEDICAL PROPERTIES TRUST, INC.

----- Agen

Security: 58463J304
Meeting Type: Annual
Meeting Date: 12-Oct-2005
Ticker: MPW
ISIN:

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR EDWARD K. ALDAG, JR. VIRGINIA A. CLARKE G. STEVEN DAWSON BRYAN L. GOOLSBY R. STEVEN HAMNER ROBERT E. HOLMES, PH.D. WILLIAM G. MCKENZIE L. GLENN ORR, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	TO APPROVE AMENDMENTS TO THE COMPANY S CHARTER RELATED TO TRANSFERS OR OWNERSHIP RESTRICTIONS ON THE COMPANY S COMMON STOCK AS DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For
03	TO APPROVE AN AMENDMENT TO THE AMENDED AND RESTATED MEDICAL PROPERTIES TRUST, INC. 2004 EQUITY INCENTIVE PLAN AS DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For

MEDICAL PROPERTIES TRUST, INC.

Agen

Security: 58463J304
Meeting Type: Annual
Meeting Date: 18-May-2006
Ticker: MPW
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR EDWARD K. ALDAG, JR. VIRGINIA A. CLARKE G. STEVEN DAWSON BRYAN L. GOOLSBY R. STEVEN HAMNER ROBERT E. HOLMES, PH.D. WILLIAM G. MCKENZIE L. GLENN ORR, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	TO RATIFY THE APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

MID-AMERICA APARTMENT COMMUNITIES, I

Agen

Security: 59522J103
Meeting Type: Annual
Meeting Date: 16-May-2006

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Ticker: MAA
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR GEORGE E. CATES* JOHN S. GRINALDS* SIMON R.C. WADSWORTH* MARY BETH MCCORMICK**	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2006.	Mgmt	For

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104
Meeting Type: Annual
Meeting Date: 21-Apr-2006
Ticker: NHP
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM K. DOYLE ROBERT D. PAULSON KEITH P. RUSSELL	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE CALENDER YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

NEWCASTLE INVESTMENT CORP.

Agen

Security: 65105M108
Meeting Type: Annual
Meeting Date: 18-May-2006
Ticker: NCT
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KEVIN J. FINNERTY* STUART A. MCFARLAND** PETER M. MILLER**	Mgmt Mgmt Mgmt	For For For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

02 PROPOSAL TO APPROVE THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR 2006. Mgmt For

PRENTISS PROPERTIES TRUST

Agen

Security: 740706106
Meeting Type: Special
Meeting Date: 21-Dec-2005
Ticker: PP
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 3, 2005, BY AND AMONG BRANDYWINE REALTY TRUST, BRANDYWINE OPERATING PARTNERSHIP, L.P., BRANDYWINE COGNAC I, LLC, BRANDYWINE COGNAC II, LLC, PRENTISS PROPERTIES TRUST AND PRENTISS PROPERTIES ACQUISITION PARTNERS, L.P., AS MORE FULLY DESCRIBED IN THE ACCOMPANYING JOINT PROXY STATEMENT/PROSPECTUS. T	Mgmt	For

RECKSON ASSOCIATES REALTY CORP.

Agen

Security: 75621K106
Meeting Type: Annual
Meeting Date: 25-May-2006
Ticker: RA
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR SCOTT H. RECHLER MICHAEL MATURO DOUGLAS CROCKER II ELIZABETH MCCAUL RONALD H. MENAKER PETER QUICK LEWIS S. RANIERI JOHN F. RUFFLE STANLEY STEINBERG	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

SIMON PROPERTY GROUP, INC. Agen

Security: 828806604
Meeting Type: Annual
Meeting Date: 11-May-2006
Ticker: SPGPRF
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	BIRCH BAYH	Mgmt	No vote
	MELVYN E. BERGSTEIN	Mgmt	No vote
	LINDA WALKER BYNOE	Mgmt	No vote
	KAREN N. HORN	Mgmt	No vote
	REUBEN S. LEIBOWITZ	Mgmt	No vote
	J. ALBERT SMITH, JR.	Mgmt	No vote
	PIETER S. VAN DEN BERG	Mgmt	No vote

SOVRAN SELF STORAGE, INC. Agen

Security: 84610H108
Meeting Type: Annual
Meeting Date: 18-May-2006
Ticker: SSS
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	ROBERT J. ATTEA	Mgmt	For
	KENNETH F. MYSZKA	Mgmt	For
	JOHN E. BURNS	Mgmt	For
	MICHAEL A. ELIA	Mgmt	For
	ANTHONY P. GAMMIE	Mgmt	For
	CHARLES E. LANNON	Mgmt	For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS FOR FISCAL YEAR 2006.	Mgmt	For

SPIRIT FINANCE CORPORATION Agen

Security: 848568309
Meeting Type: Annual

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Meeting Date: 19-May-2006
 Ticker: SFC
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MORTON H. FLEISCHER CHRISTOPHER H. VOLK WILLIE R. BARNES LINDA J. BLESSING DENNIS E. MITCHEM PAUL F. OREFFICE JAMES R. PARISH KENNETH B. ROATH CASEY J. SYLLA SHELBY YASTROW	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	PROPOSAL TO CONSIDER THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

STRATEGIC HOTELS & RESORTS INC.

Agen

Security: 86272T106
 Meeting Type: Annual
 Meeting Date: 11-May-2006
 Ticker: BEE
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT P. BOWEN MICHAEL W. BRENNAN EDWARD C. COPPOLA JOHN C. DETERDING RICHARD L. FISHER LAURENCE S. GELLER DAVID M.C. MICHELS WILLIAM A. PREZANT	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

THE MACERICH COMPANY

Agen

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Security: 554382101
 Meeting Type: Annual
 Meeting Date: 01-Jun-2006
 Ticker: MAC
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ARTHUR M. COPPOLA JAMES S. COWNIE MACE SIEGEL	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2006.	Mgmt	For
03	STOCKHOLDER PROPOSAL REGARDING EXECUTIVE COMPENSATION.	Shr	Against

TOWN & COUNTRY TRUST

Agen

Security: 892081100
 Meeting Type: Special
 Meeting Date: 09-Mar-2006
 Ticker: TCT
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE MERGER OF THE TOWN AND COUNTRY TRUST WITH AND INTO MAGAZINE ACQUISITION LP PURSUANT TO THE AGREEMENT AND PLAN OF MERGER, DATED AS OF DECEMBER 19, 2005, BY AND AMONG MAGAZINE ACQUISITION GP LLC, MAGAZINE ACQUISITION LP, MAGAZINE ACQUISITION LLC, THE TOWN AND COUNTRY TRUST AND THE TC OPERATING LIMITED, ALL AS MORE FULLY DESCRIBED IN PROXY STATEMENT.	Mgmt	For
02	ANY ADJOURNMENTS OR POSTPONEMENTS OF THE SPECIAL MEETING FOR THE PURPOSE OF SOLICITING ADDITIONAL PROXIES.	Mgmt	For

U-STORE-IT TRUST

Agen

Security: 91274F104
 Meeting Type: Annual
 Meeting Date: 25-May-2006
 Ticker: YSI
 ISIN:

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	ROBERT J. AMSDELL	Mgmt	For
	BARRY L. AMSDELL	Mgmt	For
	THOMAS A. COMMES	Mgmt	For
	J.C. (JACK) DANNEMILLER	Mgmt	For
	W.M. DIEFENDERFER III	Mgmt	For
	HAROLD S. HALLER	Mgmt	For
	DAVID J. LARUE	Mgmt	For
	DEAN JERNIGAN	Mgmt	For

UNITED DOMINION REALTY TRUST, INC.

Agen

Security: 910197102
 Meeting Type: Annual
 Meeting Date: 02-May-2006
 Ticker: UDR
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	KATHERINE A. CATTANACH	Mgmt	For
	ERIC J. FOSS	Mgmt	For
	ROBERT P. FREEMAN	Mgmt	For
	JON A. GROVE	Mgmt	For
	JAMES D. KLINGBEIL	Mgmt	For
	ROBERT C. LARSON	Mgmt	For
	THOMAS R. OLIVER	Mgmt	For
	LYNNE B. SAGALYN	Mgmt	For
	MARK J. SANDLER	Mgmt	For
	THOMAS W. TOOMEY	Mgmt	For
	THOMAS C. WAJNERT	Mgmt	For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2006.	Mgmt	For
03	PROPOSAL TO RATIFY AND APPROVE THE 1999 LONG-TERM INCENTIVE PLAN.	Mgmt	For

URSTADT BIDDLE PROPERTIES INC.

Agen

Security: 917286205
 Meeting Type: Annual
 Meeting Date: 09-Mar-2006
 Ticker: UBA
 ISIN:

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT R. DOUGLASS GEORGE H.C. LAWRENCE CHARLES J. URSTADT	Mgmt Mgmt Mgmt	For For For
02	TO RATIFY THE APPOINTMENT OF PKF AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR ONE YEAR.	Mgmt	For
03	TO AMEND THE COMPANY S RESTRICTED STOCK AWARD PLAN.	Mgmt	For

VENTAS, INC.

Agen

Security: 92276F100
Meeting Type: Annual
Meeting Date: 19-May-2006
Ticker: VTR
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DEBRA A. CAFARO DOUGLAS CROCKER II JAY M. GELLERT RONALD G. GEARY CHRISTOPHER T. HANNON SHELI Z. ROSENBERG THOMAS C. THEOBALD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	DIRECTORS PROPOSAL: TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT AUDITORS FOR FISCAL YEAR 2006.	Mgmt	For
03	DIRECTORS PROPOSAL: TO APPROVE THE ADOPTION OF THE VENTAS, INC. 2006 INCENTIVE PLAN.	Mgmt	For
04	DIRECTORS PROPOSAL: TO APPROVE THE ADOPTION OF THE VENTAS, INC. 2006 STOCK PLAN FOR DIRECTORS.	Mgmt	For

VORNADO REALTY TRUST

Agen

Security: 929042109
Meeting Type: Annual
Meeting Date: 18-May-2006
Ticker: VNO
ISIN:

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR STEVEN ROTH MICHAEL D. FASCITELLI RUSSELL B. WIGHT, JR.	Mgmt Mgmt Mgmt	For For For
02	APPROVAL OF FULL ALLOTMENT OF SHARES AVAILABLE UNDER THE 2002 OMNIBUS SHARE PLAN, AS AMENDED.	Mgmt	Against
03	RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

* Management position unknown

SIGNATURES

Pursuant to the requirements of 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)	Cohen & Steers Quality Income Realty Fund, Inc.
By (Signature)	/s/ Adam M. Derechin
Name	Adam M. Derechin
Title	President
Date	08/15/2006