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COHEN & STEERS INC
Form 13F-HR
November 09, 2005

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

Form 13F
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: September 30, 2005
Check here if Amendment [] ; Amendment Number:
This Amendment (Check only one.): [] is a restatement.
[] adds new holdings entries.

Institutional Investment Manager Filing this Report:

Name: Cohen & Steers Capital Management Inc..
Address: 757 Third Avenue
New York, NY 10017

Form 13F File Number: 28-2405

The institutional investment manager filing this report and the person by whom it is signed hereby represent that the person signing the report is authorized to submit it, that all information contained herein is true, correct and complete, and that it is understood that all required items, statements, schedules, lists, and tables, are considered integral parts of this form.

Person Signing this Report on Behalf of Reporting Manager:

Name: Robert Steers
Title: Co-Chariman and Co-Chief Executive Officer
Phone: (212) 832-3232

Signature, Place, and Dating of Signing: November 9, 2005

/s/ Robert Steers New York, NY November 9, 2005

Report Type (Check only one.):

- 13F HOLDINGS REPORT. (Check here if all holdings of this reporting manager are reported in this report.)
- 13F NOTICE. (Check here if no holdings reported are in this report, and all holdings are reported by other reporting manager(s).)
- 13F COMBINATION REPORT. (Check here if a portion of the holdings for this reporting manager are reported in this report and a portion are reported by other reporting manager(s).)

List of Other Managers Reporting for this Manager:
[If there are no entries in this list, omit this section.]

Form 13F File Number Name

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Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 1

Form 13F Information Table Entry Total: 194

Form 13F Information Table Value Total: 16696411

List of Other Included Managers:

Provide a numbered list of the name(s) and Form 13F file number(s) of all institutional investment managers with respect to which this report is filed, other than the manager filing this report.

| No. | Form 13F File Number | Name |
|-----|----------------------|---------------------|
| 01 | | Houlihan Rovers, SA |

FORM 13F INFORMATION TABLE

| ITEM 1: ----- NAME OF ISSUER ----- | ITEM 2: ----- TITLE OF CLASS ----- | ITEM 3: ----- CUSIP ----- | ITEM 4: ----- VALUE (X\$1000) ----- | ITEM 5: ----- SHARES/ PRN AMT ----- | ITEM 5: ----- SH/ PUT/ PRN CALL ----- | ITEM 6: ----- INVSTMT DSCRETN ----- | ITEM 7: ----- OTHER MANAGER ----- |
|---|---|------------------------------------|---|---|---|---|---|
| AGL Resources | COM | 001204106 | 21,271 | 573,196 | SH | Sole | |
| AMB Property Corp. | COM | 00163T109 | 158,392 | 3,521,217 | SH | Sole | |
| Abbott Laboratories | COM | 002824100 | 1,522 | 35,900 | SH | Sole | |
| Affordable Residential Comm. | COM | 008273104 | 10,441 | 1,032,697 | SH | Sole | |
| Alexandria Real Estate | COM | 015271109 | 113,116 | 1,367,758 | SH | Sole | |
| Alltel Corp | COM | 020039103 | 1,843 | 28,300 | SH | Sole | |
| Altria Group Inc | COM | 02209S103 | 4,577 | 62,100 | SH | Sole | |
| Ameren Corp | COM | 023608102 | 140,713 | 2,630,644 | SH | Sole | |
| American Campus Cmnty Inc. | COM | 024835100 | 45,751 | 1,904,700 | SH | Sole | |
| American Electric Power Co | COM | 025537101 | 6,626 | 166,900 | SH | Sole | |
| American Financial Realty Tr | COM | 02607P305 | 178,820 | 12,592,971 | SH | Sole | |
| Amlr Residential Ppty Tr. | COM | 001735109 | 119,948 | 3,740,200 | SH | Sole | |
| Amsouth Bancorporation | COM | 032165102 | 4,239 | 167,800 | SH | Sole | |
| Apartment Inv & Mgmt. Co | COM | 03748R101 | 267,453 | 6,889,164 | SH | Sole | |
| Archstone-Smith Tr. | COM | 039583109 | 328,078 | 8,215,380 | SH | Sole | |
| Arden Realty Inc. | COM | 039793104 | 371,445 | 9,015,508 | SH | Sole | |
| Atmos Energy Corp | COM | 049560105 | 5,947 | 210,500 | SH | Sole | |
| AvalonBay Cmnty Inc | COM | 053484101 | 454,723 | 5,300,873 | SH | Sole | |
| Avery Dennison Corp. | COM | 053611109 | 1,399 | 26,700 | SH | Sole | |
| BRE Properties Inc. | COM | 05564E106 | 170,494 | 3,826,632 | SH | Sole | |
| Bank of America Corp. | COM | 060505104 | 4,408 | 104,700 | SH | Sole | |
| Bedford Ppty Invs Inc. | COM | 076446301 | 4,453 | 186,800 | SH | Sole | |
| Bellsouth Corp | COM | 079860102 | 4,897 | 186,200 | SH | Sole | |
| Bemis Inc. | COM | 081437105 | 1,237 | 50,100 | SH | Sole | |

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| | | | | | | |
|------------------------------------|-----|-----------|---------|------------|----|------|
| BioMed Realty Trust Inc. | COM | 09063H107 | 43,475 | 1,753,027 | SH | Sole |
| Boston Properties Inc. | COM | 101121101 | 392,447 | 5,528,173 | SH | Sole |
| Brandywine Realty Tr. | COM | 105368203 | 200,689 | 6,455,103 | SH | Sole |
| Brookfield Properties Corp. | COM | 112900105 | 227,127 | 7,707,069 | SH | Sole |
| CBL & Associates Ppty Inc. | COM | 124830100 | 64,765 | 1,574,241 | SH | Sole |
| CINergy Corp | COM | 172474108 | 117,580 | 2,647,595 | SH | Sole |
| CMS Energy Corp | COM | 125896100 | 1,931 | 117,400 | SH | Sole |
| Camden Ppty Trust | COM | 133131102 | 87,840 | 1,580,535 | SH | Sole |
| CarrAmerica Realty Corp. | COM | 144418100 | 283,666 | 7,858,324 | SH | Sole |
| Cedar Shopping Centers Inc. | COM | 150602209 | 56,918 | 3,933,500 | SH | Sole |
| ChevronTexaco Corp. | COM | 166764100 | 3,560 | 55,000 | SH | Sole |
| Citigroup Inc | COM | 172967101 | 1,434 | 31,500 | SH | Sole |
| Citizens Communications Co. | COM | 17453B101 | 31,708 | 2,340,100 | SH | Sole |
| Cleco Corporation | COM | 12561W105 | 12,564 | 532,816 | SH | Sole |
| Coca Cola Co. | COM | 191216100 | 1,607 | 37,200 | SH | Sole |
| Colonial Property Tr | COM | 195872106 | 136,634 | 3,071,800 | SH | Sole |
| Commercial Net Lease | COM | 202218103 | 30,006 | 1,500,300 | SH | Sole |
| Consolidated Edison Inc | COM | 209115104 | 122,907 | 2,531,548 | SH | Sole |
| Constellation Energy Group | COM | 210371100 | 4,528 | 73,500 | SH | Sole |
| Crescent Real Estate | COM | 225756105 | 17,639 | 860,000 | SH | Sole |
| DPL Inc. | COM | 233293109 | 10,608 | 381,600 | SH | Sole |
| DTE Energy Co | COM | 233331107 | 101,731 | 2,218,286 | SH | Sole |
| Developers Divers. | COM | 251591103 | 171.243 | 3,665,113 | SH | Sole |
| Diamondrock Hospitality Company | COM | 252784301 | 35,016 | 2,980,100 | SH | Sole |
| Digital Realty Trust Inc. | COM | 253868103 | 21,904 | 1,216,900 | SH | Sole |
| Dominion Resources Inc | COM | 25746U109 | 64,566 | 749,544 | SH | Sole |
| Dow Chemical Co | COM | 260543103 | 1,275 | 30,600 | SH | Sole |
| Du Pont El de Nemours | COM | 263534109 | 2,378 | 60,700 | SH | Sole |
| Duke Energy Corporation | COM | 264399106 | 138,198 | 4,737,692 | SH | Sole |
| Duke Realty Corp | COM | 264411505 | 128,576 | 3,786,020 | SH | Sole |
| E.ON AG-Spons ADR | COM | 268780103 | 25,525 | 830,074 | SH | Sole |
| Edison International | COM | 281020107 | 94,808 | 2,005,240 | SH | Sole |
| Education Realty Trust | COM | 28140H104 | 51,054 | 3,057,100 | SH | Sole |
| El Paso Electric Co | COM | 283677854 | 404 | 19,400 | SH | Sole |
| Eli Lilly and Company | COM | 532457108 | 3,093 | 57,800 | SH | Sole |
| Emerson Electric Co | COM | 291011104 | 1,587 | 22,100 | SH | Sole |
| Energen Corp | COM | 29265N108 | 3,734 | 86,306 | SH | Sole |
| Energy East Corp | COM | 29266M109 | 12,186 | 483,780 | SH | Sole |
| Entergy Corp | COM | 29364G103 | 93,071 | 1,252,304 | SH | Sole |
| Enterprise GP Holdings LP | COM | 293716106 | 3,488 | 100,000 | SH | Sole |
| Entertainment Properties | COM | 29380T105 | 37,025 | 829,600 | SH | Sole |
| Equitable Resources Inc | COM | 294549100 | 67,762 | 1,734,820 | SH | Sole |
| Equity Inns Inc | COM | 294703103 | 20,046 | 1,484,900 | SH | Sole |
| Equity Office Pptys | COM | 294741103 | 612,487 | 18,696,755 | SH | Sole |
| Equity Residential | COM | 29476L107 | 302,714 | 7,979,737 | SH | Sole |
| Essex Property Tr. | COM | 297178105 | 78,075 | 867,496 | SH | Sole |
| Exelon Corp | COM | 30161N101 | 134,508 | 2,516,997 | SH | Sole |
| Extra Space Storage Inc. | COM | 30225T102 | 64,808 | 4,213,800 | SH | Sole |
| Extra Space Storage Inc-Restricted | COM | 99999EXRR | 3,574 | 250,000 | SH | Sole |
| FPL Group Inc | COM | 302571104 | 80,034 | 1,681,386 | SH | Sole |
| Fairpoint Communicationss Inc | COM | 305560104 | 30,591 | 2,091,000 | SH | Sole |
| Federal Realty Inv. | COM | 313747206 | 100,714 | 1,652,947 | SH | Sole |

| ITEM 1: | ITEM 2: | ITEM 3: | ITEM 4: | ITEM 5: | ITEM 6: | ITEM 7: |
|----------------|----------------|---------|---------------|-----------------|-----------------------------------|---------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (X1000) | SHARES/ PRN AMT | SH/ PUT/ INVSTMT PRN CALL DSCRETN | OTHER MANAGER |

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|-----------------------------------|-----|-----------|---------|------------|----|------|
| First Horizon National Corp. | COM | 320517105 | 3,711 | 102,100 | SH | Sole |
| First Industrial Rlty | COM | 32054K103 | 144,953 | 3,619,300 | SH | Sole |
| FirstEnergy Corp | COM | 337932107 | 50,961 | 977,755 | SH | Sole |
| Forest City Enterprises | COM | 345550107 | 13,400 | 351,700 | SH | Sole |
| Gables Residential Trust | COM | 362418105 | 171 | 3,257 | SH | Sole |
| GMH Communities Trust | COM | 36188G102 | 79,629 | 5,428,001 | SH | Sole |
| General Electric | COM | 369604103 | 1,559 | 46,300 | SH | Sole |
| General Growth | COM | 370021107 | 252,779 | 5,614,144 | SH | Sole |
| General Mills Inc | COM | 370334104 | 1,567 | 32,500 | SH | Sole |
| Glenborough Realty | COM | 37803P105 | 4,512 | 235,000 | SH | Sole |
| Glimcher Realty Tr | COM | 379302102 | 126,177 | 5,156,400 | SH | Sole |
| Gramercy Capital Corp | COM | 384871109 | 53,240 | 2,200,000 | SH | Sole |
| HJ Heinz Company | COM | 423074103 | 3,150 | 86,200 | SH | Sole |
| HRPT Properties Tr. | COM | 40426W101 | 130,902 | 10,548,100 | SH | Sole |
| Hawaiian Electric Industries | COM | 419870100 | 22,460 | 805,600 | SH | Sole |
| Health Care Ppty | COM | 421915109 | 229,291 | 8,493,300 | SH | Sole |
| Health Care REIT | COM | 42217K106 | 182,372 | 4,917,025 | SH | Sole |
| Healthcare Rlty Tr. | COM | 421946104 | 87,385 | 2,177,000 | SH | Sole |
| Heritage Property Investment | COM | 42725M107 | 154,875 | 4,425,000 | SH | Sole |
| Highwoods Properties | COM | 431284108 | 98,230 | 3,328,700 | SH | Sole |
| Hilton Hotels Corp | COM | 432848109 | 136,085 | 6,097,010 | SH | Sole |
| Home Properties | COM | 437306103 | 155,865 | 3,967,600 | SH | Sole |
| Hospitality Pptys Tr | COM | 44106M102 | 150,901 | 3,520,800 | SH | Sole |
| Host Marriott | COM | 44107P104 | 224,248 | 13,264,222 | SH | Sole |
| ITC Holdings Corp. | COM | 465685105 | 17,823 | 615,000 | SH | Sole |
| Inland Real Estate Corp | COM | 457461200 | 53,358 | 3,407,300 | SH | Sole |
| KeyCorp | COM | 493267108 | 4,612 | 143,000 | SH | Sole |
| Keyspan Corp | COM | 49337W100 | 59,760 | 1,624,800 | SH | Sole |
| Kilroy Realty | COM | 49427F108 | 176,462 | 3,149,413 | SH | Sole |
| Kimberly-Clark Corp. | COM | 494368103 | 2,857 | 48,000 | SH | Sole |
| Kimco Realty Corp. | COM | 49446R109 | 5,250 | 179,220 | SH | Sole |
| Kite Realty Group Trust | COM | 49803T102 | 12,158 | 814,900 | SH | Sole |
| Lexington Corporate | COM | 529043101 | 47,729 | 2,026,700 | SH | Sole |
| Liberty Property Tr | COM | 531172104 | 270,614 | 6,356,020 | SH | Sole |
| Macerich | COM | 554382101 | 316,640 | 4,871,781 | SH | Sole |
| Mack-Cali Realty | COM | 554489104 | 333,790 | 7,421,992 | SH | Sole |
| Maguire Properties | COM | 559775101 | 197,031 | 6,555,253 | SH | Sole |
| Marathon Oil Corp. | COM | 565849106 | 5,053 | 73,300 | SH | Sole |
| Medical Properties Trust | COM | 58463J304 | 10,636 | 1,085,300 | SH | Sole |
| Mid-America Apartment Communities | COM | 59522J103 | 74,479 | 1,601,359 | SH | Sole |
| Mills Corp | COM | 601148109 | 335,405 | 6,089,418 | SH | Sole |
| Mission West | COM | 605203108 | 26,578 | 2,647,200 | SH | Sole |
| National City Corp. | COM | 635405103 | 4,464 | 133,500 | SH | Sole |
| Nationwide Health | COM | 638620104 | 186,510 | 8,004,700 | SH | Sole |
| New Plan Excel Rlty | COM | 648053106 | 54,015 | 2,352,210 | SH | Sole |
| Newcastle Investment Corp. | COM | 65105M108 | 150,347 | 5,388,776 | SH | Sole |
| Newell Rubbermaid Inc. | COM | 651229106 | 4,793 | 211,600 | SH | Sole |
| NiSource Inc | COM | 65473P105 | 19,150 | 789,681 | SH | Sole |
| Nstar | COM | 67019E107 | 22,613 | 781,900 | SH | Sole |
| Omega Healthcare | COM | 681936100 | 4,531 | 325,500 | SH | Sole |
| Oneok Inc | COM | 682680103 | 3,722 | 109,400 | SH | Sole |
| PG&E Corp | COM | 69331C108 | 99,099 | 2,524,807 | SH | Sole |
| PPG Industries Inc. | COM | 693506107 | 1,326 | 22,400 | SH | Sole |
| PPL Corp | COM | 69351T106 | 56,509 | 1,747,878 | SH | Sole |
| Pan Pacific | COM | 69806L104 | 135,904 | 2,058,098 | SH | Sole |
| Pennsylvania REIT | COM | 709102107 | 14,181 | 336,200 | SH | Sole |
| Pepco Holdings Inc | COM | 713291102 | 57,249 | 2,460,210 | SH | Sole |
| Pfizer Inc. | COM | 717081103 | 3,256 | 130,400 | SH | Sole |
| Pinnacle West Capital Corp | COM | 723484101 | 52,460 | 1,190,100 | SH | Sole |
| Pitney Bowes Inc | COM | 724479100 | 1,440 | 34,500 | SH | Sole |
| Post Properties | COM | 737464107 | 139,227 | 3,732,797 | SH | Sole |
| Prentiss Properties | COM | 740706106 | 240,834 | 5,926,890 | SH | Sole |

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|---------------------------------|-----|-----------|---------|-----------|----|------|
| ProLogis | COM | 743410102 | 321,420 | 7,242,641 | SH | Sole |
| Progress Energy Inc | COM | 743263105 | 75,970 | 1,697,650 | SH | Sole |
| PS Business Parks Inc. | COM | 69360J107 | 155 | 2,811 | SH | Sole |
| Public Service Enterprise Group | COM | 744573106 | 117,608 | 1,827,343 | SH | Sole |
| Public Storage Inc. | COM | 74460D109 | 198,301 | 2,993,936 | SH | Sole |
| Public Storage-Series A | COM | 74460D729 | 23,381 | 826,200 | SH | Sole |
| Questar Corp | COM | 748356102 | 5,643 | 64,039 | SH | Sole |
| RR Donnelley & Sons | COM | 257867101 | 3,588 | 96,800 | SH | Sole |
| Ramco-Gershenson | COM | 751452202 | 47,912 | 1,641,400 | SH | Sole |
| Reckson Assoc | COM | 75621K106 | 312,184 | 9,081,233 | SH | Sole |
| Regency Centers Corp | COM | 758849103 | 64,261 | 1,118,557 | SH | Sole |
| Regions Financial Corp | COM | 7591EP100 | 4,089 | 131,400 | SH | Sole |
| SL Green Realty | COM | 78440X101 | 105,962 | 1,577,208 | SH | Sole |
| Scana Corp Hldg Co. | COM | 80589M102 | 15,926 | 377,039 | SH | Sole |
| Scottish Power Plc-ADR | COM | 81013T705 | 11,199 | 278,300 | SH | Sole |
| Sempra Energy | COM | 816851109 | 15,754 | 334,768 | SH | Sole |
| Shurgard Storage Ctrs. Inc. | COM | 82567D104 | 215,804 | 3,881,127 | SH | Sole |
| Simon Property Group | COM | 828806109 | 510,032 | 6,946,562 | SH | Sole |
| Southern Co | COM | 842587107 | 140,109 | 3,918,024 | SH | Sole |

| ITEM 1: | ITEM 2: | ITEM 3: | ITEM 4: | ITEM 5: | ITEM 6: | ITEM 7: |
|--------------------------------|----------------|-----------|---------------|-----------------|----------------------------------|---------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (X1000) | SHARES/ PRN AMT | SH/ PUT/ INVSTMT PRN CALL DCRETN | OTHER MANAGER |
| Sovran Self Storage Inc. | COM | 84610H108 | 41,647 | 850,800 | SH | Sole |
| Spirit Finance Corp. | COM | 848568309 | 50,849 | 4,519,900 | SH | Sole |
| Starwood Hotels & Resorts Wrld | COM | 85590A203 | 177,455 | 3,103,981 | SH | Sole |
| Strategic Hotel Capital | COM | 86272T106 | 63,517 | 3,478,500 | SH | Sole |
| Sun Communities | COM | 866674104 | 98,285 | 3,000,163 | SH | Sole |
| TXU Corp | COM | 873168108 | 64,640 | 572,640 | SH | Sole |
| Tanger Factory Ctrs | COM | 875465106 | 81,731 | 2,938,900 | SH | Sole |
| Taubman Centers | COM | 876664103 | 155,516 | 4,935,413 | SH | Sole |
| Teekay LNG Partners LP | COM | Y8564M105 | 4,923 | 156,300 | SH | Sole |
| Temple-Inland Inc | COM | 879868107 | 1,953 | 47,800 | SH | Sole |
| Thomas Properties Group | COM | 884453101 | 5,461 | 420,100 | SH | Sole |
| Town & Country | COM | 892081100 | 50,297 | 1,733,200 | SH | Sole |
| Trizec Properties | COM | 89687P107 | 85,594 | 3,711,792 | SH | Sole |
| United Dominion Realty Trust | COM | 910197102 | 1,329 | 46,645 | SH | Sole |
| U-Store-It Trust | COM | 91274F104 | 65,952 | 3,253,700 | SH | Sole |
| US Bancorp | COM | 902973304 | 4,350 | 154,900 | SH | Sole |
| UST Inc | COM | 902911106 | 2,587 | 61,800 | SH | Sole |
| Urstadt Biddle Class A | COM | 917286205 | 9,560 | 630,600 | SH | Sole |
| Vectren Corporation | COM | 92240G101 | 11,733 | 413,867 | SH | Sole |
| Ventas Inc. | COM | 92276F100 | 378,774 | 11,763,167 | SH | Sole |
| Verizon Communications | COM | 92343V104 | 4,407 | 134,800 | SH | Sole |
| Vornado Realty Tr. | COM | 929042109 | 528,077 | 6,133,694 | SH | Sole |
| Washington Mutual | COM | 939322103 | 4,510 | 115,000 | SH | Sole |
| Waste Management Inc | COM | 94106L109 | 2,458 | 85,900 | SH | Sole |
| Weingarten Realty | COM | 948741103 | 2,472 | 94,905 | SH | Sole |
| Weyerhaeuser Co | COM | 962166104 | 1,368 | 19,900 | SH | Sole |
| Whirlpool Corp | COM | 963320106 | 1,932 | 25,500 | SH | Sole |
| Williams Cos Inc | COM | 969457100 | 1,310 | 52,300 | SH | Sole |
| Williams Partners LP | COM | 96950F104 | 5,787 | 178,000 | SH | Sole |
| Worthington Industries Inc | COM | 981811102 | 2,841 | 135,100 | SH | Sole |
| Wyeth | COM | 983024100 | 1,860 | 40,200 | SH | Sole |
| Xcel Energy Inc | COM | 98389B100 | 76,730 | 3,912,803 | SH | Sole |
| iStar Financial | COM | 45031U101 | 152,951 | 3,783,100 | SH | Sole |
| Abbey Nat. ADR 7.375% (ANB C) | PFD | 002920809 | 12,854 | 493,264 | SH | Sole |

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|---------------------------|-----|-----------|--------|-----------|----|------|
| Crescent Real Estate Pr.A | PFD | 225756204 | 53,800 | 2,428,900 | SH | Sole |
| Felcor Lodging Pr.A | PFD | 31430F200 | 5,968 | 242,300 | SH | Sole |
| Host Marriott Pr.C | PFD | 44107P401 | 4,483 | 176,200 | SH | Sole |

194 Data Records 16696411 Value Total
01 Other Manager on whose behalf report is filed