

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 26, 2004

PAGE 1
000 A000000 06/30/2004
000 C000000 0001157842
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 QUALITY INCOME REALTY FUND INC
001 B000000 811-010481
001 C000000 2128323232
002 A000000 757 THIRD AVENUE
002 B000000 NEW YORK
002 C000000 NY
002 D010000 10017
003 000000 N
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 COHEN & STEERS CAPITAL MANAGEMENT, INC.
010 B000001 801-27721
010 C010001 NEW YORK
010 C020001 NY
010 C030001 10017
010 A000002 STATE STREET CORPORATION
010 B000002 85-05003
010 C010002 BOSTON
010 C020002 MA
010 C030002 02110
012 A000001 EQUISERVE TRUST COMPANY
012 B000001 85-11340
012 C010001 CANTON
PAGE 2
012 C020001 MA
012 C030001 02021
012 A000002 THE BANK OF NEW YORK
012 B000002 85-05006
012 C010002 NEW YORK
012 C020002 NY

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

012 C030002 10007
013 A000001 PRICewaterhouseCOOPERS, LLP
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
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 12
019 C000000 COHENSTEER
020 A000001 MERRILL LYNCH PIERCE FENNER
020 B000001 13-5674085
020 C000001 8
020 A000002 GREEN STREET ADVISORS
020 C000002 8
020 A000003 JEFFERIES & CO., INC.
020 B000003 95-2622900
020 C000003 6
020 A000004 UBS INVESTMENT BANK
020 B000004 13-3873456
020 C000004 6
020 A000005 LEHMAN BROTHERS, INC.
020 B000005 13-2518466
020 C000005 4
020 A000006 ISI GROUP INC.
020 C000006 4
020 A000007 BANC AMERICA SECURITY LLC MONT
020 B000007 56-2058405
020 C000007 4
020 A000008 BEAR STEARNS
020 B000008 13-2655998
020 C000008 4
020 A000009 STATUS SECURITIES
020 C000009 3
020 A000010 GOLDMAN SACHS
020 B000010 13-5108880
020 C000010 3
PAGE 3
021 000000 66
022 A000001 STATE STREET CORP
022 C000001 754323
022 D000001 0
022 A000002 MERRILL LYNCH
022 B000002 13-5674085
022 C000002 5045
022 D000002 2211
022 A000003 JEFFERIES & CO.
022 B000003 95-2622900
022 C000003 2241
022 D000003 4550
022 A000004 CITIGROUP GLOBAL MARKETS
022 C000004 3035
022 D000004 596
022 A000005 LEHMAN BROTHERS

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

| | | | |
|-----|---------|-------------------------|--|
| 022 | B000005 | 13-2518466 | |
| 022 | C000005 | 695 | |
| 022 | D000005 | 2493 | |
| 022 | A000006 | BEAR STEARNS | |
| 022 | B000006 | 13-2655998 | |
| 022 | C000006 | 0 | |
| 022 | D000006 | 2954 | |
| 022 | A000007 | GREEN STREET ADVISORS | |
| 022 | C000007 | 1867 | |
| 022 | D000007 | 980 | |
| 022 | A000008 | BANC AMERICA SECURITIES | |
| 022 | B000008 | 56-2058405 | |
| 022 | C000008 | 1843 | |
| 022 | D000008 | 558 | |
| 022 | A000009 | ISI GROUP | |
| 022 | C000009 | 434 | |
| 022 | D000009 | 1953 | |
| 022 | A000010 | ASSENT LLC | |
| 022 | C000010 | 1363 | |
| 022 | D000010 | 301 | |
| 023 | C000000 | 778570 | |
| 023 | D000000 | 21809 | |
| 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 | |
| | PAGE | 4 | |
| 026 | E000000 | N | |
| 026 | F000000 | N | |
| 026 | G010000 | N | |
| 026 | G020000 | N | |
| 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 | |

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

| | | |
|-----|---------|-------|
| 028 | F010000 | 0 |
| 028 | F020000 | 0 |
| 028 | F030000 | 0 |
| 028 | F040000 | 0 |
| 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 |
| | PAGE 5 | |
| 042 | G000000 | 0 |
| 042 | H000000 | 0 |
| 043 | 000000 | 0 |
| 044 | 000000 | 0 |
| 045 | 000000 | Y |
| 046 | 000000 | N |
| 047 | 000000 | Y |
| 048 | 000000 | 0.530 |
| 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 |

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

054 B000000 Y
054 C000000 N
054 D000000 N
054 E000000 N
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
PAGE 6
055 B000000 N
056 000000 Y
057 000000 N
058 A000000 N
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 Y
070 A020000 N
070 B010000 Y
070 B020000 N
070 C010000 N
070 C020000 N
070 D010000 Y

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

| | | | |
|-----|----------|---|---------|
| 070 | D020000 | N | |
| 070 | E010000 | N | |
| 070 | E020000 | N | |
| 070 | F010000 | Y | |
| 070 | F020000 | N | |
| | PAGE | 7 | |
| 070 | G010000 | Y | |
| 070 | G020000 | N | |
| 070 | H010000 | Y | |
| 070 | H020000 | N | |
| 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 | Y | |
| 070 | M020000 | N | |
| 070 | N010000 | Y | |
| 070 | N020000 | N | |
| 070 | O010000 | Y | |
| 070 | O020000 | N | |
| 070 | P010000 | N | |
| 070 | P020000 | N | |
| 070 | Q010000 | N | |
| 070 | Q020000 | N | |
| 070 | R010000 | Y | |
| 070 | R020000 | N | |
| 071 | A000000 | | 24247 |
| 071 | B000000 | | 21809 |
| 071 | C000000 | | 1075573 |
| 071 | D000000 | | 2 |
| 072 | A000000 | 6 | |
| 072 | B000000 | | 25 |
| 072 | C000000 | | 25279 |
| 072 | D000000 | | 0 |
| 072 | E000000 | | 0 |
| 072 | F000000 | | 4486 |
| 072 | G000000 | | 189 |
| 072 | H000000 | | 0 |
| 072 | I000000 | | 11 |
| 072 | J000000 | | 47 |
| 072 | K000000 | | 0 |
| 072 | L000000 | | 168 |
| 072 | M000000 | | 21 |
| 072 | N000000 | | 0 |
| 072 | O000000 | | 0 |
| 072 | P000000 | | 0 |
| 072 | Q000000 | | 0 |
| 072 | R000000 | | 56 |
| 072 | S000000 | | 18 |
| 072 | T000000 | | 0 |
| 072 | U000000 | | 0 |
| 072 | V000000 | | 0 |
| 072 | W000000 | | 485 |
| | PAGE | 8 | |
| 072 | X000000 | | 5481 |
| 072 | Y000000 | | 1689 |
| 072 | Z000000 | | 21512 |
| 072 | AA000000 | | 3152 |

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

| | |
|-------------|---------------------------------------|
| 072BB000000 | 0 |
| 072CC010000 | 5832 |
| 072CC020000 | 0 |
| 072DD010000 | 28253 |
| 072DD020000 | 0 |
| 072EE000000 | 0 |
| 073 A010000 | 0.7300 |
| 073 A020000 | 0.0000 |
| 073 B000000 | 0.0000 |
| 073 C000000 | 0.0000 |
| 074 A000000 | 0 |
| 074 B000000 | 0 |
| 074 C000000 | 2851 |
| 074 D000000 | 0 |
| 074 E000000 | 221632 |
| 074 F000000 | 838354 |
| 074 G000000 | 0 |
| 074 H000000 | 0 |
| 074 I000000 | 0 |
| 074 J000000 | 0 |
| 074 K000000 | 0 |
| 074 L000000 | 5496 |
| 074 M000000 | 634 |
| 074 N000000 | 1068967 |
| 074 O000000 | 294 |
| 074 P000000 | 467 |
| 074 Q000000 | 0 |
| 074 R010000 | 0 |
| 074 R020000 | 0 |
| 074 R030000 | 0 |
| 074 R040000 | 9757 |
| 074 S000000 | 340000 |
| 074 T000000 | 718449 |
| 074 U010000 | 38856 |
| 074 U020000 | 0 |
| 074 V010000 | 18.49 |
| 074 V020000 | 0.00 |
| 074 W000000 | 0.0000 |
| 074 X000000 | 131 |
| 074 Y000000 | 0 |
| 075 A000000 | 0 |
| 075 B000000 | 1061451 |
| 076 000000 | 16.70 |
| 077 A000000 | N |
| 078 000000 | N |
| 080 A000000 | NATIONAL UNION FIRE INSURANCE COMPANY |
| 080 C000000 | 11825 |
| PAGE 9 | |
| 081 A000000 | Y |
| 081 B000000 | 14 |
| 082 A000000 | Y |
| 082 B000000 | 10 |
| 083 A000000 | N |
| 083 B000000 | 0 |
| 084 A000000 | N |
| 084 B000000 | 0 |
| 085 A000000 | Y |
| 085 B000000 | N |
| 086 A010000 | 0 |
| 086 A020000 | 0 |
| 086 B010000 | 0 |
| 086 B020000 | 0 |

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

| | | |
|-----------|----------------|--------------|
| 086 | C010000 | 0 |
| 086 | C020000 | 0 |
| 086 | D010000 | 0 |
| 086 | D020000 | 0 |
| 086 | E010000 | 0 |
| 086 | E020000 | 0 |
| 086 | F010000 | 0 |
| 086 | F020000 | 0 |
| 087 | A010000 | COMMON STOCK |
| 087 | A020000 | 19247L106 |
| 087 | A030000 | RQI |
| 088 | A000000 | N |
| 088 | B000000 | N |
| 088 | C000000 | N |
| 088 | D000000 | Y |
| SIGNATURE | ADAM DERECHIN | |
| TITLE | VICE PRESIDENT | |