

COHEN & STEERS REIT & PREFERRED INCOME FUND INC

Form NSAR-B

February 27, 2004

PAGE 1  
000 B000000 12/31/2003  
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 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 REIT & PREFERRED INCOME FUND INC - Form NSAR-B

012 C030002 10286  
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 9  
019 C000000 COHENSTEER  
020 A000001 MERRILL LYNCH & CO., INC.  
020 B000001 13-5674085  
020 C000001 223  
020 A000002 LEGG MASON WOOD WALKER, INC.  
020 B000002 52-0902557  
020 C000002 208  
020 A000003 JEFFERIES & CO., INC.  
020 B000003 95-2622900  
020 C000003 136  
020 A000004 GREEN STREET ADVISORS  
020 C000004 124  
020 A000005 LEHMAN BROTHERS, INC.  
020 B000005 13-2518466  
020 C000005 112  
020 A000006 CREDIT SUISSE FIRST BOSTON CORP.  
020 B000006 13-5659485  
020 C000006 78  
020 A000007 BANC AMERICA SECURITY LLC  
020 B000007 56-2058405  
020 C000007 78  
020 A000008 MORGAN STANLEY CO., INC.  
020 B000008 13-2655998  
020 C000008 76  
020 A000009 WACHOVIA SECURITIES INC.  
020 B000009 54-0796506  
020 C000009 72  
020 A000010 B TRADE SERVICES  
PAGE 3  
020 C000010 62  
021 000000 1725  
022 A000001 MERRILL LYNCH & CO., INC.  
022 B000001 13-5674085  
022 C000001 231496  
022 D000001 7187  
022 A000002 DEUTSCHE BANK SECURITIES  
022 B000002 13-2730828  
022 C000002 109784  
022 D000002 26133  
022 A000003 LEHMAN BROTHERS, INC.  
022 B000003 13-2518466  
022 C000003 110514  
022 D000003 15579  
022 A000004 UBS AG  
022 B000004 13-3873456

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

022 C000004 75383  
022 D000004 0  
022 A000005 ASSENT LLC.  
022 C000005 116815  
022 D000005 6090  
022 A000006 GOLDMAN SACHS & CO.  
022 B000006 13-5108880  
022 C000006 119048  
022 D000006 696  
022 A000007 MORGAN STANLEY & CO, INC.  
022 B000007 13-2655998  
022 C000007 98964  
022 D000007 1626  
022 A000008 LEGG MASON WOOD WALKER, INC.  
022 B000008 52-0902557  
022 C000008 95651  
022 D000008 2355  
022 A000009 JEFFERIES & CO., INC.  
022 B000009 95-2622900  
022 C000009 96721  
022 D000009 0  
022 A000010 B-TRADE SERVICES  
022 C000010 84161  
022 D000010 4087  
023 C000000 1885341  
023 D000000 103914  
024 000000 Y  
025 A000001 JPM CAPITAL TRUST II  
025 B000001 13-3224016  
025 C000001 E  
025 D000001 7249  
025 A000002 CHASE CAPITAL I  
025 C000002 E  
025 D000002 2783  
025 A000003 JPM CAPITAL TRUST I  
PAGE 4  
025 B000003 13-3224016  
025 C000003 E  
025 D000003 2113  
025 A000004 ML CAPITAL TRUST I  
025 B000004 13-5674085  
025 C000004 E  
025 D000004 2078  
025 A000005 LEHMAN BROTHERS HOLDINGS  
025 B000005 13-2518466  
025 C000005 E  
025 D000005 5729  
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  
026 H000000 N  
027 000000 N  
028 A010000 0  
028 A020000 0

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

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
028	G010000	0
028	G020000	0
028	G030000	0
	PAGE 5	
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
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

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

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
	PAGE	6
052	000000	N
053	A000000	N
054	A000000	Y
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
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

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

066 A000000 Y  
066 B000000 N  
066 C000000 N  
066 D000000 N  
066 E000000 N

PAGE 7

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  
070 F020000 N  
070 G010000 N  
070 G020000 N  
070 H010000 N  
070 H020000 N  
070 I010000 N  
070 I020000 N  
070 J010000 Y  
070 J020000 Y  
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 1885343  
071 B000000 103914  
071 C000000 1355946  
071 D000000 8  
072 A000000 7  
072 B000000 12423  
072 C000000 27798  
072 D000000 0  
072 E000000 0

PAGE 8

072 F000000 5427  
072 G000000 549  
072 H000000 0  
072 I000000 18

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

072 J000000	127
072 K000000	0
072 L000000	119
072 M000000	25
072 N000000	0
072 O000000	0
072 P000000	0
072 Q000000	0
072 R000000	71
072 S000000	10
072 T000000	578
072 U000000	0
072 V000000	0
072 W000000	109
072 X000000	7033
072 Y000000	0
072 Z000000	33188
072AA000000	3658
072BB000000	3792
072CC010000	156644
072CC020000	0
072DD010000	29483
072DD020000	0
072EE000000	3075
073 A010000	0.6100
073 A020000	0.0000
073 B000000	0.0700
073 C000000	0.2400
074 A000000	1061
074 B000000	0
074 C000000	21914
074 D000000	79428
074 E000000	777429
074 F000000	1074315
074 G000000	0
074 H000000	0
074 I000000	0
074 J000000	416
074 K000000	0
074 L000000	15523
074 M000000	587
074 N000000	1970673
074 O000000	3244
074 P000000	1057
074 Q000000	0
074 R010000	0
074 R020000	0
PAGE 9	
074 R030000	0
074 R040000	8184
074 S000000	671000
074 T000000	1287188
074 U010000	48252
074 U020000	0
074 V010000	26.68
074 V020000	0.00
074 W000000	0.0000
074 X000000	69
074 Y000000	0
075 A000000	0
075 B000000	1621088
076 000000	25.90

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

077 A000000 Y  
077 B000000 Y  
077 Q010000 Y  
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  
083 A000000 N  
083 B000000 0  
084 A000000 N  
084 B000000 0  
085 A000000 Y  
085 B000000 N  
086 A010000 48247  
086 A020000 999999  
086 B010000 0  
086 B020000 0  
086 C010000 27  
086 C020000 662970  
086 D010000 0  
086 D020000 0  
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