

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-Q
November 23, 2016

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

FORM N-Q

**QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF REGISTERED
MANAGEMENT INVESTMENT COMPANY**

Investment Company Act file number 811-10481

Cohen & Steers Quality Income Realty Fund, Inc.
(Exact name of registrant as specified in charter)

280 Park Avenue
New York, NY
(Address of principal executive offices)

10017
(Zip code)

Tina M. Payne
280 Park Avenue
New York, NY 10017
(Name and address of agent for service)

Registrant's telephone number, including area code: (212) 832-3232

Date of fiscal year end: December 31

Date of reporting period: September 30, 2016

Item 1. Schedule of Investments

COHEN & STEERS QUALITY INCOME REALTY FUND, INC.

SCHEDULE OF INVESTMENTS

September 30, 2016 (Unaudited)

	Number of Shares	Value
COMMON STOCK REAL ESTATE 102.3%		
DIVERSIFIED 4.4%		
American Assets Trust(a),(b)	337,860	\$ 14,656,367
BGP Holdings PLC (EUR) (Australia)(c),(d),(e)	3,927,678	0
Vornado Realty Trust(a),(b)	528,449	53,484,323
		68,140,690
HEALTH CARE 13.2%		
HCP(a)	1,573,507	59,714,591
Healthcare Trust of America, Class A(a)	1,246,447	40,659,101
Omega Healthcare Investors(a),(b)	947,849	33,601,247
Physicians Realty Trust(a)	1,913,060	41,207,312
Ventas	430,300	30,392,089
		205,574,340
HOTEL 3.8%		
Host Hotels & Resorts(a),(b)	1,997,973	31,108,440
Pebblebrook Hotel Trust	345,497	9,190,220
Sunstone Hotel Investors	1,493,037	19,095,943
		59,394,603
INDUSTRIALS 5.5%		
Prologis(a),(b)	1,612,517	86,334,160
NET LEASE 7.7%		
Four Corners Property Trust	400,705	8,547,038
Gaming and Leisure Properties	615,634	20,592,957
National Retail Properties	690,804	35,127,383
Spirit Realty Capital	2,694,158	35,913,126
STORE Capital Corp.	677,452	19,964,511
		120,145,015
OFFICE 10.6%		
Alexandria Real Estate Equities(a)		