

NUVEEN REAL ESTATE INCOME FUND  
Form N-Q  
November 29, 2004

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, DC 20549**

**FORM N-Q**

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

Investment Company Act file number 811-10491

**Nuveen Real Estate Income Fund**  
(Exact name of registrant as specified in charter)

**333 West Wacker Drive, Chicago, Illinois, 60606**  
Address of principal executive offices) (Zip code)

**Jessica R. Droeger Vice President and Secretary**  
**333 West Wacker Drive, Chicago, Illinois, 60606**  
(Name and address of agent for service)

Registrant's telephone number, including area code: 312-917-7700

Date of fiscal year end: 12/31

Date of reporting period: 09/30/04

Form N-Q is to be used by management investment companies, other than small business investment companies registered on Form N-5 (§§ 239.24 and 274.5 of this chapter), to file reports with the Commission, not later than 60 days after the close of the first and third fiscal quarters, pursuant to rule 30b1-5 under the Investment Company Act of 1940 (17 CFR 270.30b1-5). The Commission may use the information provided on Form N-Q in its regulatory, disclosure review, inspection, and policymaking roles.

A registrant is required to disclose the information specified by Form N-Q, and the Commission will make this information public. A registrant is not required to respond to the collection of information contained in Form N-Q unless the Form displays a currently valid Office of Management and Budget (OMB) control number. Please direct comments concerning the accuracy of the information collection burden estimate and any suggestions for reducing the burden to the Secretary, Securities and Exchange Commission, 450 Fifth Street, NW, Washington, DC 20549-0609. The OMB has reviewed this collection of information under the clearance requirements of 44 U.S.C. § 3507.

**Item 1. Schedule of Investments**

Portfolio of Investments (Unaudited)  
**Nuveen Real Estate Income Fund (JRS)**  
*September 30, 2004*

Shares Description<sup>(1)</sup>

Market  
Value

QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF REGISTERED MANAGEMENT INVESTMENT COMP

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Market

|  |  |               |
|--|--|---------------|
| <b>COMMON STOCKS - 85.0% (65.1% of Total Investments)</b>    |  |               |
| <b>Apartments - 14.1%</b>                                    |  |               |
| \$ 526,300   | AMLI Residential Properties Trust                      | \$ 16,078,465 |
| 130,300  | Apartment Investment & Management Company, Series A    | 4,531,834     |
| 870,000  | Archstone-Smith Trust                                  | 27,526,800    |
| 516,400  | AvalonBay Communities, Inc.                            | 31,097,608    |
| <b>Healthcare - 12.6%</b>                                    |  |               |
| 1,912,300  | Nationwide Health Properties Inc., Series A            | 39,680,225    |
| 1,740,300  | Senior Housing Properties Trust                        | 31,012,146    |
| <b>Hotel - 0.8%</b>  |  |               |
| 492,564  | Hersha Hospitality Trust                               | 4,630,102     |
| <b>Industrial - 3.4%</b>                                     |  |               |
| 517,100  | First Industrial Realty Trust, Inc.                    | 19,080,990    |
| <b>Office - 33.2%</b>  |  |               |
| 1,388,800  | Arden Realty, Inc.                                     | 45,247,104    |
| 3,642,100  | HRPT Properties Trust                                  | 40,026,679    |
| 1,351,500  | Mack-Cali Realty Corporation                           | 59,871,450    |
| 298,100  | Maguire Properties, Inc.                               | 7,246,811     |
| 1,205,600  | Reckson Associates Realty Corporation                  | 34,661,000    |
| <b>Regional Malls - 13.4%</b>                                |  |               |
| 807,600  | Glimcher Realty Trust                                  | 19,624,680    |
| 1,044,100  | The Macerich Company                                   | 55,640,089    |
| <b>Shopping Centers - 7.1%</b>                               |  |               |
| 413,800  | Federal Realty Investment Trust                        | 18,207,200    |
| 880,300  | New Plan Excel Realty Trust                            | 22,007,500    |
| <b>Storage - 0.4%</b>  |  |               |
| 76,900   | Public Storage Inc., Series A                          | 2,168,580     |
| Total Common Stocks (cost \$323,224,179)                     |  | 478,339,263   |
| <b>PREFEPPED STOCKS - 43.9% (33.7% of Total Investments)</b> |  |               |
| <b>Apartments - 10.4%</b>                                    |  |               |
| Apartment Investment & Management Company:                   |  |               |
| 803,500  | Series R, 10.000%                                      | 21,429,345    |
| 380,000  | Series U, 7.750%                                       | 9,199,800     |
| 945,000  | Home Properties NY Inc., Series F, 9.000%              | 26,271,000    |
| 51,300   | United Dominion Realty Trust, Series B, 8.600%         | 1,387,152     |
| <b>Diversified - 10.9%</b>                                   |  |               |
| Crescent Real Estate Equities Company:                       |  |               |
| 1,031,300  | Series A (Convertible), 6.750%                         | 21,873,873    |
| 850,000  | Series B, 9.500%                                       | 23,120,000    |
| 150,000  | Lexington Corporate Properties Trust, Series B, 8.050% | 3,877,500     |
| 497,623  | PS Business Parks Inc., Series F, 8.750%               | 13,261,652    |
| <b>Healthcare - 0.6%</b>                                     |  |               |
| 32,558   | Nationwide Health Properties, Inc., 7.677%             | 3,329,056     |
| <b>Hotel - 5.7%</b>  |  |               |
| 130,000  | Ashford Hospitality Trust Inc., Series A, 8.550%       | 3,303,300     |
| 360,000  | Boykin Lodging Company, Series A, 10.500%              | 10,116,000    |
| 592,000  | LaSalle Hotel Properties, Series A, 10.250%            | 16,516,800    |
| 82,000   | WestCoast Hospitality Corporation, Series A, 9.500%    | 2,123,800     |

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Market

|   |   |               |
|---|---|---------------|
| <b>Office - 6.3%</b>  |   |               |
| Alexandria Real Estate Equities Inc:  |   |               |
| 95,400  | Series B, 9.100%  | 2,577,708     |
| 160,000   | Series C, 8.375%  | 4,205,008     |
| 200,000   | Corporate Office Properties Trust, Series G, 8.00%  | 5,100,000     |
| 12,141  | Highwoods Properties, Inc., Series A, 8.625%  | 13,218,514    |
| 406,000   | Maguire Properties, Inc., Series A, 7.625%  | 10,109,400    |
| <b>Regional Malls - 2.2%</b>  |   |               |
| 113,000   | Glimcher Realty Trust, Series F, 8.750%   | 2,993,370     |
| Mills Corporation:  |   |               |
| 115,200   | Series C, 9.000%  | 3,168,000     |
| 213,000   | Series E, 8.750%  | 5,751,000     |
| 24,500  | Taubman Centers Inc., Series A, 8.300%  | 630,140       |
| <b>Shopping Centers - 7.5%</b>  |   |               |
| 160,000   | Cedar Shopping Centers Inc., 8.875%   | 4,220,000     |
| 480,000   | Developers Diversified Realty Corporation, Series G, 8.000%   | 12,667,200    |
| 808,000   | Federal Realty Investment Trust, Series B, 8.500%   | 21,864,480    |
| 125,000   | Saul Centers Inc., Series A, 8.000%   | 3,331,250     |
| <b>Storage - 0.3%</b>   |   |               |
| Shurgard Storage Centers, Inc:  |   |               |
| 24,600  | Series C, 8.750%  | 653,130       |
| 30,000  | Series D, 8.700%  | 766,500       |
| Total Preferred Stocks (cost \$226,151,927)   |   | 247,064,978   |
| Principal Amount (000)  | Description <sup>(1)</sup>  | Market Value  |
| <b>REPURCHASE AGREEMENTS (cost \$8,659,358) - 1.5% (1.2 % of Total Investments)</b> |   |               |
| \$ 8,659  | State Street Bank, 1.700%, dated 9/30/04, due 10/01/04, repurchase price \$8,659,767, collateralized by \$8,295,000 U.S. Treasury Notes, 4.750%, due 5/15/14, value \$8,834,175 | \$ 8,659,358  |
| Total Investments (cost \$558,035,464) - 130.4%                                     |   | 734,063,599   |
| Other Assets Less Liabilities - 0.2%  |   | 782,765       |
| Taxable Auctioned Preferred Shares, at Liquidation Value - (30.6)%                  |   | (172,000,000) |
| Net Assets Applicable to Common Shares - 100%                                       |   | \$562,846,364 |

**Interest Rate Swap Transactions  
Outstanding at September 30, 2004:**

| Notional Amount | Fixed Rate | Floating Rate* | Termination Date (Depreciation) | Unrealized Appreciation |
|-----------------|------------|----------------|---------------------------------|-------------------------|
| \$43,000,000    | 4.0225%    | 1.6963%        | 2/07/05                         | \$ (361,194)            |
| 43,000,000      | 4.8000     | 1.6963         | 2/06/07                         | (1,860,289)             |
| 43,000,000      | 5.1900     | 1.6963         | 2/06/09                         | (2,920,188)             |
|                 |            |                |                                 | \$ (5,141,671)          |

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\* Based on LIBOR (London Interbank Offered Rate)

- (1) All percentages in the Portfolio of Investments are based on net assets applicable to Common shares unless otherwise noted.

### Income Tax Information

The following information is presented on an income tax basis. Differences between amounts for financial statement and federal income tax purposes are primarily due to timing differences in recording certain gains and losses on security transactions.

At September 30, 2004, the cost of investments was \$558,035,464.

Gross unrealized appreciation and gross unrealized depreciation of investments at September 30, 2004, were as follows:

|  |               |
|--|---------------|
| Gross unrealized:                          |               |
| Appreciation                               | \$176,368,935 |
| Depreciation                               | (340,800)     |
| Net unrealized appreciation of investments | \$176,028,135 |

### Item 2. Controls and Procedures.

- a. The registrant's principal executive and principal financial officers, or persons performing similar functions, have concluded that the registrant's disclosure controls and procedures (as defined in Rule 30a-3(c) under the Investment Company Act of 1940, as amended (the "1940 Act") (17 CFR 270.30a-3(c))) are effective, as of a date within 90 days of the filing date of this report that includes the disclosure required by this paragraph, based on their evaluation of the controls and procedures required by Rule 30a-3(b) under the 1940 Act (17 CFR 270.30a-3(b)) and Rule 13a-15(b) or 15d-15(b) under the Securities Exchange Act of 1934, (17 CFR 240.13a-15(b) or 240.15d-15(b)).
- b. There were no changes in the registrant's internal control over financial reporting (as defined in Rule 30a-3(d) under the 1940 Act (17 CFR 270.30a-3(d))) that occurred during the registrant's last fiscal quarter that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting.

### Item 3. Exhibits.

File as exhibits as part of this Form a separate certification for each principal executive officer and principal financial officer of the registrant as required by Rule 30a-2(a) under the Act (17 CFR 270.30a-2(a)), exactly as set forth below: EX-99 CERT Attached hereto.

## SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934 and 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) Nuveen Real Estate Income Fund

By (Signature and Title)\* /s/ Jessica R. Droeger--Vice President and Secretary

Date 11/29/04

Pursuant to the requirements of the Securities Exchange Act of 1934 and the Investment Company Act of 1940, this report has been signed below by the following persons on behalf of the registrant and in the capacities and on the dates indicated.

By (Signature and Title)\* /s/ Gifford R. Zimmerman--Chief Administrative Officer (Principal Executive Officer)

SIGNATURES

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Date 11/29/04

By (Signature and Title)\* /s/ Stephen D. Foy--Vice President and Controller (Principal Financial Officer)

Date 11/29/04

\* Print the name and title of each signing officer under his or her signature.