

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  
     25  
 072 B000000 25279  
 072 C000000 0  
 072 D000000 0  
 072 E000000 4486  
 072 F000000 189  
 072 G000000 0  
 072 H000000 11  
 072 I000000 47  
 072 J000000 0  
 072 K000000 168  
 072 L000000 21  
 072 M000000 0  
 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  
 072AA000000 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	