COHEN & STEERS REIT & PREFERRED INCOME FUND INC
Form N-CSRS
September 01, 2011

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM N-CSR

CERTIFIED SHAREHOLDER REPORT OF REGISTERED MANAGEMENT INVESTMENT COMPANIES

Investment Company Act file number 811-21326

Cohen & Steers REIT and Preferred Income Fund, Inc.
(Exact name of registrant as specified in charter)

280 Park Avenue, New York, NY (Address of principal executive offices)	10017 (Zip code)

Adam M. Derechin
Cohen & Steers Capital Management, Inc.
280 Park Avenue
New York, New York 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: June 30, 2011

Item 1. Reports to Stockholders.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

To Our Shareholders:

We would like to share with you our report for the six months ended June 30, 2011. The net asset value (NAV) at that date was $16.93 per common share. The Fund's common stock is traded on the New York Stock Exchange (NYSE) and its share price can differ from its NAV; at period end, the Fund's closing price on the NYSE was $16.22.

The total returns, including income, for the Fund and its comparative benchmarks were:

	Six Months Ended June 30, 2011
Cohen & Steers REIT and Preferred Income Fund at Market Value[a]	17.77%
Cohen & Steers REIT and Preferred Income Fund at NAV[a]	12.38%
FTSE NAREIT Equity REIT Index[b]	10.20%
S&P 500 Index[b]	6.02%
BofA Merrill Lynch Fixed Rate Preferred Index[b]	5.41%
Blended benchmark 50% FTSE NAREIT Equity REIT Index/50% BofA Merrill Lynch Fixed Rate Preferred Index[b]	7.85%

The performance data quoted represent past performance. Past performance is no guarantee of future results. The investment return and the principal value of an investment will fluctuate and shares, if sold, may be worth more or less than their original cost. Current performance may be lower or higher than the performance data quoted. Performance results reflect the effects of leverage, resulting from borrowings under a credit agreement. Current total returns of the Fund can be obtained by visiting our Web site at cohenandsteers.com.

The Fund implements fair value pricing when the daily change in a specific U.S. market index exceeds a predetermined percentage. Fair value pricing adjusts the valuation of non-U.S. holdings to account for such index change following the close of foreign markets. This standard practice has been adopted by a majority of the fund industry to deter investors from arbitraging funds with a large percentage of non-U.S. holdings. In the event fair value pricing is implemented on the first and/or last day of a performance measurement period, the Fund's return may diverge from the relative performance of its benchmark index, which does not use fair value pricing. An investor cannot invest directly in an index.

[a] As a closed-end investment company, the price of the Fund's NYSE-traded shares will be set by market forces and at times may deviate from the NAV per share of the Fund.

[b] The FTSE NAREIT Equity REIT Index is an unmanaged, market-capitalization-weighted index of all publicly traded REITs that invest predominantly in the equity ownership of real estate. The index is designed to reflect the performance of all publicly traded equity REITs as a whole. The S&P 500 Index is an unmanaged index of common stocks that is frequently used as a general measure of stock market performance. The BofA Merrill Lynch Fixed Rate Preferred Index is an unmanaged index of preferred securities.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

The Fund makes regular quarterly distributions at a level rate (the "Policy"). Distributions paid by the Fund are subject to recharacterization for tax purposes and are taxable up to the amount of the Fund's investment company taxable income and net realized gains. As a result of the Policy, the Fund may pay distributions in excess of the Fund's investment company taxable income and realized gains. This excess would be a "return of capital" distributed from the Fund's assets. Distributions of capital decrease the Fund's total assets and, therefore, could have the effect of increasing the Fund's expense ratio. In addition, in order to make these distributions, the Fund may have to sell portfolio securities at a less than opportune time.

Investment Review

For the six-month period ended June 30, 2011, U.S. real estate securities had good performance in absolute terms as well as relative to the broader equity market. REITs benefited from a steady improvement in real estate fundamentals, low and declining capital costs and an increasing number of transactions that revealed rising property values.

However, REITs, along with financial markets in general, faced frequent volatility resulting from natural disasters and economic uncertainty. Stocks came under pressure in March following the earthquake in Japan, and then again in June amid renewed fears of a Greek default and disappointing U.S. economic reports. The period ended on a positive note with news of passage of an austerity plan by Greece's parliament and encouraging U.S. manufacturing data.

Regional malls paced the rally

Nearly all property sectors had gains, led by regional mall owners (+15.8% total return[c] within the index). The sector's strong showing reflected stabilizing retail sales and continued investor interest in acquiring regional malls that the Westfield Group was marketing for sale.

The apartment sector (+14.1%) outperformed amid increased demand, strong pricing power and very low new supply. Occupancies have been supported by positive demographics and fewer people having the confidence to purchase single-family homes.

Office companies (+12.5%) performed well as a group, but results varied widely. Those located in urban areas tended to benefit from improving leasing trends and rising global investment demand for office assets located in major cities. Office operators with suburban properties continued to face challenging fundamentals.

The health care sector (+6.0%) underperformed on relatively high valuations and uncertainty surrounding various Medicare budget proposals. Hotels (2.4%) struggled amid high oil prices and concerns regarding the durability of global economic growth.

[c] Sector returns as measured by the FTSE NAREIT Equity REIT Index.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

Preferred securities also advanced

Preferred securities performed well in the first few months of the year amid good earnings reports from the important financial sector and signs of an improving economy. However, macro conditions became more challenging: U.S. economic data began to disappoint, while markets again focused on Europe's sovereign debt problems and China's attempts to cool its growth. Preferreds nonetheless added to their year-to-date gains in the second quarter, when a flight to safety drove Treasury yields lower, to the benefit of fixed income assets broadly.

Preferreds within the financial sector modestly trailed the index. U.S. banks reported better-than-expected improvements in credit quality and capital ratios, although revenue trends generally remained weak, in part reflecting slow loan growth. Bank stocks also faced regulatory uncertainty: global capital requirements remained unclear, as did the profitability of certain business lines and even the possibility of dividing banking and capital markets operations in the U.K., for instance.

Fund performance

Compared with its blended benchmark, the Fund's performance on a NAV basis was aided by favorable stock selection in the office and health care sectors. Within offices, we stayed focused on urban properties located in areas with above-average employment growth. Our overweight in regional mall owners also helped returns, as did stock selection in that sector. Stock selection in the apartment and hotel sectors detracted from performance.

Security selection within the Fund's allocation to preferred securities (which accounted for slightly more than 50% of the Fund's assets as of June 30, 2011) contributed to its outperformance. The Fund's preferreds issued by banks, insurance companies and telecommunication companies had the strongest relative performance.

The Fund employs leverage as part of a yield-enhancement strategy. Leverage, which can increase total return in rising markets (just as it can have the opposite effect in declining markets), enhanced the Fund's performance for the period compared with its benchmarks, which are not leveraged.

Impact of derivatives on Fund performance

In connection with its use of leverage, the Fund pays interest on borrowings based on a floating rate under the terms of its credit agreement. To reduce the impact that changes in interest rates could have on the performance of the Fund with respect to these borrowings, we used interest rate swaps to exchange the floating rate for a fixed rate.

During the period, the Fund's use of swaps had a negative impact on the NAV and performance of the Fund.

Investment Outlook

We have modified our estimates for 2011 GDP growth and employment gains very modestly downward, but we expect the economy to remain on an expansionary path. Heading into the second half of the year, we expect to see some normalization as Japan recovers from its recent disaster and as U.S. home prices begin to stabilize.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

REITs had traded at a premium to net asset value through much of the six-month period, but ended June trading close to NAV, on average, partly reflecting a trend of rising NAVs due to higher property values revealed by increased transaction activity.

We favor economically sensitive sectors, including hotels, regional malls and high-growth urban offices protected from new supply. Among regional mall companies, we are focused on geographic locations with attractive income profiles that can better withstand inflation in food and gas prices. We are cautious toward health care property stocks based, in part, on their high premiums to net asset value and persistent and likely secular threats to Medicare reimbursement rates.

With regard to our preferreds allocation, slower growth and uncertainties in Europe have made us more selective and generally more cautious in our investments. Nonetheless, preferred income spreads over government and corporate bonds remain well above average, and fundamentals continue to improve for many issuers. In addition, preferreds should remain an attractive alternative to other sources of income, many of which offer yields at or near all-time lows. We continue to see scope for good performance in the months ahead, but also believe active management will remain important to delivering value.

We expect new supply of preferreds to continue to arise mostly from non-bank issuers, in the U.S. and abroad, including REITs and other non-financial companies. Banks will likely remain on the sidelines until there is more regulatory clarity. We will continue to look for value in transactions priced around the globe and across various currencies.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

Sincerely,

MARTIN COHEN
Co-chairman

ROBERT H. STEERS
Co-chairman

JOSEPH M. HARVEY
Portfolio Manager

WILLIAM F. SCAPELL
Portfolio Manager

THOMAS N. BOHJALIAN

Portfolio Manager

The views and opinions in the preceding commentary are subject to change. There is no guarantee that any market forecast set forth in the commentary will be realized. This material represents an assessment of the market environment at a specific point in time, should not be relied upon as investment advice and is not intended to predict or depict performance of any investment.

Visit Cohen & Steers online at cohenandsteers.com

For more information about any of our funds, visit cohenandsteers.com, where you will find daily net asset values, fund fact sheets and portfolio highlights. You can also access newsletters, education tools and market updates covering the global real estate, listed infrastructure, utilities, large cap value and preferred securities sectors.

In addition, our Web site contains comprehensive information about our firm, including our most recent press releases, profiles of our senior investment professionals and an overview of our investment approach.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

Our Leverage Strategy

(Unaudited)

Our current leverage strategy utilizes borrowings up to the maximum permitted by the 1940 Act to provide additional capital for the Fund, with an objective of increasing the net income available for shareholders. As of June 30, 2011, leverage represented 30% of the Fund's managed assets.

It has been our philosophy to utilize interest rate swap transactions to seek to reduce the interest rate risk inherent in our utilization of leverage. Considering that borrowings have variable interest rate payments, we seek to lock in those rates on a significant portion of this additional capital through interest rate swap agreements (where we effectively convert our variable rate obligation to a fixed rate obligation for the term of the swap agreements). Specifically, as of June 30, 2011, we have fixed the rate on 70% of our borrowings at an average interest rate of 3.2% for an average remaining period of 2.8 years (when we first entered into the swaps, the average term was 5.4 years). Locking in a significant portion of our leveraging costs is designed to protect the dividend-paying ability of the Fund. The use of leverage increases the volatility of the Fund's net asset value in both up and down markets. However, we believe that locking in a portion of the Fund's leveraging costs for the term of the swap agreements partially protects the Fund's expenses from an increase in short-term interest rates although this strategy will increase expenses when the rate on the Fund's borrowings is below the weighted average rate on the swaps.

Leverage Facts[a]

Leverage (as a % of managed assets)	30%
% Fixed Rate	70%
% Variable Rate	30%
Weighted Average Rate on Swaps	3.2%
Weighted Average Term on Swaps	2.8 years
Current Rate on Borrowings [b]	1.2%

The Fund seeks to enhance its dividend yield through leverage. The use of leverage is a speculative technique and there are special risks and costs associated with leverage. The net asset value of the Fund's common shares may be reduced by the issuance and ongoing costs of leverage. So long as the Fund is able to invest in securities that produce a realized investment yield that is greater than the total cost of leverage, the leverage strategy will produce higher current net investment income for the common shareholders. On the other hand, to the extent that the total cost of leverage exceeds the incremental income gained from employing such leverage, the common shareholders would realize lower net investment income. In addition to the impact on net income, the use of leverage will have an effect of magnifying capital appreciation or depreciation for common shareholders. Specifically, in an up market, leverage will typically generate greater capital appreciation than if the Fund was not employing leverage. Conversely, in down markets, the use of leverage will generally result in greater capital depreciation than if the Fund had been unlevered. To the extent that the Fund is required or elects to reduce its leverage, the Fund may need to liquidate investments, including under adverse economic conditions which may result in capital losses potentially reducing returns to common shareholders. There can be no assurance that a leveraging strategy will be successful during any period in which it is employed.

[a] Data as of June 30, 2011. Information is subject to change.

[b] See Note 6 in Notes to Financial Statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

JUNE 30, 2011

Top Ten Holdings[a]
(Unaudited)

Security	Value	% of Managed Assets
Simon Property Group	$ 72,184,177	6.2%
Boston Properties	31,879,424	2.7
Vornado Realty Trust	30,438,179	2.6
ProLogis	30,435,901	2.6
Equity Residential	29,296,620	2.5
Public Storage	23,111,081	2.0
HSBC Capital Funding LP, 10.176%, due 12/29/49, 144A	19,613,820	1.7
AgFirst Farm Credit Bank, 7.30%, due 10/14/49, 144A	17,580,960	1.5
UDR	17,305,197	1.5
Centaur Funding Corp., 9.08% due 4/1/20, 144A	17,056,906	1.5

[a] Top ten holdings are determined on the basis of the value of individual securities held. The Fund may also hold positions in other types of securities issued by the companies listed above. See the Schedule of Investments for additional details on such other positions.

Sector Breakdown

(Based on Managed Assets)
(Unaudited)

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS

June 30, 2011 (Unaudited)

		Number of Shares	Value
COMMON STOCK	70.3%		
BANK	0.3%		
SJB Escrow Corp., Class A, 144A[a,b,c,d]		107,000	$ 2,140,000
REAL ESTATE	70.0%		
DIVERSIFIED	5.4%		
American Assets Trust		106,515	2,391,262
Forest City Enterprises[d,e,f]		616,372	11,507,665
Vornado Realty Trust[e,f]		326,660	30,438,179
			44,337,106
HEALTH CARE	6.4%		
Cogdell Spencer[e,f]		671,054	4,019,613
HCP[e,f]		149,992	5,503,207
Health Care REIT[e,f]		171,856	9,010,410
Nationwide Health Properties[e,f]		202,942	8,403,828
Senior Housing Properties Trust[e,f]		464,670	10,877,925
Ventas[e,f]		265,554	13,997,351
			51,812,334
HOTEL	5.8%		
DiamondRock Hospitality Co.[e]		479,805	5,148,308
Hersha Hospitality Trust[e,f]		762,708	4,248,284
Hospitality Properties Trust[e,f]		186,002	4,510,548
Host Hotels & Resorts[e,f]		507,534	8,602,701
Hyatt Hotels Corp., Class A[d]		130,576	5,330,112
RLJ Lodging Trust		166,000	2,883,420
Starwood Hotels & Resorts Worldwide[e,f]		146,900	8,232,276
Strategic Hotels & Resorts[d]		471,400	3,337,512
Sunstone Hotel Investors[d,e]		525,934	4,875,408
			47,168,569
INDUSTRIAL	4.2%		
First Industrial Realty Trust[d]		240,000	2,748,000
ProLogis[e,f]		849,216	30,435,901
Segro PLC (United Kingdom)[c]		277,689	1,392,291
			34,576,192

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2011 (Unaudited)

		Number of Shares	Value
OFFICE	9.2%		
Boston Properties[e,f,g]		300,296	$ 31,879,424
Brandywine Realty Trust[e,f]		293,646	3,403,357
Douglas Emmett[e,f]		234,600	4,666,194
Hudson Pacific Properties		226,357	3,515,324
Kilroy Realty Corp.[e,f]		173,721	6,860,242
Liberty Property Trust[e,f]		346,333	11,283,529
Mack-Cali Realty Corp.[e,f]		172,340	5,676,880
SL Green Realty Corp.[e,f]		96,131	7,966,376
			75,251,326
RESIDENTIAL	14.1%		
APARTMENT	12.8%		
Apartment Investment & Management Co.[e,f]		446,699	11,404,225
Associated Estates Realty Corp.[e,f]		381,218	6,194,792
AvalonBay Communities[e,f]		83,894	10,771,990
BRE Properties[f]		59,335	2,959,630
Campus Crest Communities[e]		218,907	2,832,657
Education Realty Trust		342,305	2,933,554
Equity Residential[e,f]		488,277	29,296,620
Essex Property Trust[e,f]		44,497	6,019,999
Home Properties[e,f]		154,900	9,430,312
Post Properties[e,f]		124,149	5,060,313
UDR[e,f]		704,896	17,305,197
			104,209,289
MANUFACTURED HOME	1.3%		
Equity Lifestyle Properties[e,f]		165,341	10,323,892
TOTAL RESIDENTIAL			114,533,181
SELF STORAGE	4.2%		
Public Storage[e,f]		202,711	23,111,081
Sovran Self Storage[e,f]		139,809	5,732,169
U-Store-It Trust		494,976	5,207,148
			34,050,398

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2011 (Unaudited)

		Number of Shares	Value
SHOPPING CENTER	19.2%		
COMMUNITY CENTER	7.3%		
Acadia Realty Trust[e,f]		466,969	$ 9,493,480
Developers Diversified Realty Corp.[e,f]		837,662	11,811,034
Federal Realty Investment Trust[e]		106,000	9,029,080
Kimco Realty Corp.[e,f]		436,860	8,143,070
Ramco-Gershenson Properties Trust		304,000	3,763,520
Regency Centers Corp.[e]		272,518	11,982,617
Urstadt Biddle Properties, Class A[e,f]		293,122	5,308,439
			59,531,240
REGIONAL MALL	11.9%		
General Growth Properties[e,f]		756,142	12,620,010
Macerich Co.		114,343	6,117,351
Pennsylvania REIT		201,223	3,159,201
Simon Property Group[e,f]		621,046	72,184,177
Westfield Group (Australia)[c]		291,300	2,715,072
			96,795,811
TOTAL SHOPPING CENTER			156,327,051
SPECIALTY	1.5%		
Digital Realty Trust[e,f]		127,312	7,865,335
DuPont Fabros Technology[e,f]		168,533	4,247,032
			12,112,367
TOTAL REAL ESTATE			570,168,524
TOTAL COMMON STOCK (Identified cost $427,981,896)			572,308,524

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS

June 30, 2011 (Unaudited)

		Number of Shares	Value
PREFERRED SECURITIES $25 PAR VALUE	28.5%		
BANK	6.0%		
Ally Financial, 7.25%, due 2/7/33		80,000	$ 1,877,600
Ally Financial, 7.375%, due 12/16/44		219,701	5,187,141
Ally Financial, 8.50%, due 5/15/16, Series A		84,000	2,102,520
Citigroup Capital VII, 7.125%, due 7/31/31, (TruPS)[e]		215,000	5,418,000
Citigroup Capital VIII, 6.95%, due 9/15/31, (TruPS)[e,f,g]		637,748	15,911,813
Citigroup Capital XIII, 7.875%, due 10/30/40[e]		90,000	2,500,200
CoBank ACB, 7.00%, 144A ($50 Par Value)[a,b,e]		135,000	6,159,375
KeyCorp Capital IX, 6.75%, due 12/15/66[e,f]		192,929	4,879,174
Regions Financing Trust III, 8.875%, due 6/15/78		100,000	2,543,000
Zions Bancorp, 9.50%, due 12/29/49, Series C		100,000	2,614,000
			49,192,823
BANK FOREIGN	2.7%		
Barclays Bank PLC, 7.10%, Series III		80,000	2,028,000
Deutsche Bank Contingent Capital Trust III, 7.60%[e]		222,175	5,718,785
HSBC Holdings PLC, 8.00%, Series II[e,f]		95,005	2,583,186
National Westminster Bank PLC, 7.76%, Series C[e]		480,539	11,350,331
			21,680,302
FINANCE	2.6%		
INVESTMENT BANKER/BROKER	0.9%		
GMAC Capital Trust I, 8.125%, due 2/15/40, Series II		109,500	2,803,200
Morgan Stanley Capital Trust III, 6.25%, due 3/1/33[e]		164,962	4,034,970
			6,838,170
MORTGAGE LOAN/BROKER	1.7%		
Countrywide Capital IV, 6.75%, due 4/1/33[e,f]		348,000	8,613,000
		217,500	5,420,100

Countrywide Capital V, 7.00%, due 11/1/36[e]	
	14,033,100
TOTAL FINANCE	20,871,270

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2011 (Unaudited)

		Number of Shares	Value
INSURANCE	6.3%		
LIFE/HEALTH INSURANCE FOREIGN	0.7%		
Aegon NV, 6.375%[e]		84,680	$ 1,999,295
Aegon NV, 6.875%		158,294	3,792,724
			5,792,019
MULTI-LINE	0.8%		
American Financial Group, 7.00%, due 9/30/50[e]		145,000	3,678,650
American International Group, 7.70%, due 12/18/62		93,605	2,345,741
			6,024,391
MULTI-LINE FOREIGN	2.7%		
Allianz SE, 8.375%[e]		211,472	5,551,140
ING Groep N.V., 6.375%		147,782	3,320,662
ING Groep N.V., 7.375%[e,f]		408,290	10,084,763
ING Groep N.V., 8.50%		127,900	3,330,516
			22,287,081
REINSURANCE FOREIGN	2.1%		
Arch Capital Group Ltd., 7.875%, Series B		100,443	2,551,252
Arch Capital Group Ltd., 8.00%		102,864	2,607,602
Aspen Insurance Holdings Ltd., 7.401%, Series A		46,225	1,153,776
Axis Capital Holdings Ltd., 7.50%, Series B ($100 par value)[e]		45,000	4,390,313
Endurance Specialty Holdings Ltd., 7.50%, Series B		120,000	2,994,000
Montpelier Re Holdings Ltd., 8.875%		130,000	3,354,000
			17,050,943
TOTAL INSURANCE			51,154,434
INTEGRATED TELECOMMUNICATIONS SERVICES	3.1%		
Qwest Corp., 7.375%, due 6/1/51[e]		539,804	13,862,167
Telephone & Data Systems, 6.875%, due 11/15/59		154,000	3,880,800
Telephone & Data Systems, 7.00%, due 3/15/60		190,000	4,799,400
United States Cellular Corp., 6.95%, due 5/15/60		120,000	3,006,000

25,548,367

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2011 (Unaudited)

		Number of Shares	Value
MEDIA DIVERSIFIED SERVICES	0.3%		
Comcast Corp., 6.625%, due 5/15/56[e]		104,144	$ 2,679,625
REAL ESTATE	6.5%		
DIVERSIFIED	1.4%		
Duke Realty Corp., 6.95%, Series M[e,f]		100,000	2,530,000
Duke Realty Corp., 7.25%, Series N[e]		133,400	3,341,670
Lexington Realty Trust, 6.50%, Series C ($50 par value)[e,f]		96,586	4,343,955
Vornado Realty Trust, 6.75%, Series H[e,f]		56,100	1,400,256
			11,615,881
HOTEL	0.3%		
Pebblebrook Hotel Trust, 7.875%, Series A		100,000	2,514,000
OFFICE	0.4%		
BioMed Realty Trust, 7.375%, Series A[e,f]		55,000	1,396,450
SL Green Realty Corp., 7.625%, Series C[e,f]		70,000	1,756,300
			3,152,750
OFFICE/INDUSTRIAL	0.4%		
PS Business Parks, 7.00%, Series H[e]		118,864	2,983,486
RESIDENTIAL	1.2%		
APARTMENT	1.0%		
Apartment Investment & Management Co., 7.75%, Series U		100,000	2,518,000
Apartment Investment & Management Co., 8.00%, Series V[e]		101,000	2,559,340
Apartment Investment & Management Co., 7.875%, Series Y[e]		110,000	2,772,000
			7,849,340
MANUFACTURED HOME	0.2%		
Equity Lifestyle Properties, 8.034%, Series A		60,000	1,519,800
TOTAL RESIDENTIAL			9,369,140

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2011 (Unaudited)

		Number of Shares	Value
SHOPPING CENTER	2.8%		
COMMUNITY CENTER	1.9%		
Cedar Shopping Centers, 8.875%, Series A		62,000	$ 1,558,680
Developers Diversified Realty Corp., 7.50%, Series I[e]		158,603	3,992,037
Kimco Realty Corp., 7.75%, Series G[e]		134,996	3,517,996
Regency Centers Corp., 7.25%, Series D[e]		100,000	2,510,000
Weingarten Realty Investors, 6.50%, Series F[e]		157,540	3,930,623
			15,509,336
REGIONAL MALL	0.9%		
CBL & Associates Properties, 7.375%, Series D[e]		304,982	7,551,355
TOTAL SHOPPING CENTER			23,060,691
TOTAL REAL ESTATE			52,695,948
TRANSPORT MARINE	1.0%		
Seaspan Corp., 9.50%, due 1/29/49, Series C		285,000	7,777,650
TOTAL PREFERRED SECURITIES $25 PAR VALUE (Identified cost $212,134,634)			231,600,419
PREFERRED SECURITIES CAPITAL SECURITIES	39.8%		
BANK	12.4%		
AgFirst Farm Credit Bank, 6.585%, due 6/29/49, 144A[b,e]		3,000,000	2,539,203
AgFirst Farm Credit Bank, 7.30%, due 10/14/49, 144A[a,b,e,f]		18,000,000	17,580,960
Astoria Capital Trust I, 9.75%, due 11/1/29, Series B[a,e]		9,600,000	9,999,859
Bank of America Corp., 8.125%, due 12/29/49, Series M (FRN)[e,f]		9,300,000	9,723,708
Citigroup Capital III, 7.625%, due 12/1/36		8,950,000	9,428,646
CoBank ACB, 11.00%, Series C, 144A ($50 Par Value)[b,e]		125,000	6,570,313
Farm Credit Bank of Texas, 10.00%, due 12/15/20		4,000	4,572,500

($1,000 Par Value), Series I		
JP Morgan Chase & Co., 7.90%, due 4/29/49, Series I (FRN)[e,f]	15,000,000	16,166,175
NB Capital Trust II, 7.83%, due 12/15/26	4,000,000	4,075,000
Sovereign Capital Trust VI, 7.908%, due 6/13/36[e]	3,250,000	3,322,722
Wells Fargo & Co., 7.98%, due 3/29/49, Series K (FRN)[e]	9,550,000	10,361,750
Wells Fargo & Co., 7.50%, Series L (Convertible)[e]	6,500	6,890,000
		101,230,836

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2011 (Unaudited)

		Number of Shares	Value
BANK FOREIGN	10.5%		
Abbey National Capital Trust I, 8.963%, due 12/29/49[e]		7,559,000	$ 8,372,605
Barclays Bank PLC, 6.278%, due 12/31/49[e]		8,350,000	7,173,176
Barclays Bank PLC, 6.86%, due 9/29/49, 144A (FRN)[b,e]		8,000,000	7,420,000
BNP Paribas, 7.195%, due 12/31/49, 144A[b,e]		5,900,000	5,752,500
BPCE SA, 9.00%, due 12/31/49		2,750,000	4,107,549
Claudius Ltd., 7.875%, due 12/12/49		4,000,000	4,170,000
HSBC Capital Funding LP, 10.176%, due 12/29/49, 144A[b,e]		14,692,000	19,613,820
Intesa Sanpaolo SpA, 9.50%, due 12/31/49		2,000,000	2,951,054
LBG Capital No.1 PLC, 8.00%, due 12/29/49, 144A[b]		6,800,000	6,154,000
Rabobank Nederland, 11.00%, due 6/29/49, 144A[b,e]		2,800,000	3,583,180
Resona Preferred Global Securities, 7.191%, due 12/29/49, 144A (FRN)[b]		3,000,000	3,007,332
Santander UK PLC, 7.95%, due 10/26/29		3,000,000	3,276,711
SMFG Preferred Capital, 9.50%, due 7/29/49, 144A (FRN)[b]		2,950,000	3,466,250
Standard Chartered PLC, 7.014%, due 7/29/49, 144A[b,e]		6,850,000	6,588,659
			85,636,836
FINANCE	0.9%		
CREDIT CARD	0.5%		
American Express Co., 6.80%, due 9/1/66[e]		4,100,000	4,228,125
DIVERSIFIED FINANCIAL SERVICES	0.4%		
Credit Suisse Group Guernsey I Ltd., 7.875%, due 2/24/41		3,000,000	3,087,000
TOTAL FINANCE			7,315,125
FOOD	0.6%		
Dairy Farmers of America, 7.875%, 144A[a,b,e]		50,000	4,501,565

INSURANCE	10.0%		
LIFE/HEALTH INSURANCE	1.7%		
American General Institutional Capital B, 8.125%, due 3/15/46, 144A[b]		5,250,000	5,683,125
Great-West Life & Annuity Insurance Co., 7.153%, due 5/16/46, 144A[b,e]		2,700,000	2,794,500
Lincoln National Corp., 7.00%, due 5/17/66		5,250,000	5,311,950
			13,789,575

See accompanying notes to financial statements.

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2011 (Unaudited)

		Number of Shares	Value
LIFE/HEALTH INSURANCE FOREIGN	0.5%		
Prudential PLC, 7.75%, due 6/23/16		3,750,000	$ 3,853,125
MULTI-LINE	3.0%		
American International Group, 8.175%, due 5/15/58, (FRN)[e]		5,150,000	5,646,202
MetLife, 10.75%, due 8/1/69[e]		3,000,000	4,233,558
MetLife Capital Trust X, 9.25%, due 4/8/38, 144A[b,e]		12,015,000	14,718,375
			24,598,135
MULTI-LINE FOREIGN	1.4%		
AXA SA, 6.379%, due 12/14/49, 144A[b,e]		3,385,000	2,995,725
AXA SA, 6.463%, due 12/29/49, 144A[b,e]		2,850,000	2,493,750
AXA SA, 8.60%, due 12/15/30[e]		2,000,000	2,388,892
Old Mutual Capital Funding PLC, 8.00%, due 5/29/49		3,000,000	2,992,500
			10,870,867
PROPERTY CASUALTY	2.6%		
ACE Capital Trust II, 9.70%, due 4/1/30[e]		5,160,000	6,698,253
Liberty Mutual Group, 7.00%, due 3/15/37, 144A[b,e]		3,000,000	2,869,794
Liberty Mutual Group, 7.80%, due 3/15/37, 144A[b,e]		4,000,000	4,030,000
Liberty Mutual Group, 10.75%, due 6/15/58, 144A[b,e]		2,500,000	3,343,750
USF&G Capital, 8.312%, due 7/1/46, 144A[b,e]		3,845,000	4,447,504
			21,389,301
REINSURANCE FOREIGN	0.8%		
Catlin Insurance Co., 7.249%, due 12/31/49, 144A[b,e]		6,800,000	6,528,000
TOTAL INSURANCE			81,029,003
INTEGRATED TELECOMMUNICATIONS SERVICES	2.1%		
Centaur Funding Corp., 9.08%, due 4/21/20, 144A[b]		14,954	17,056,906
	0.4%		

OIL & GAS EXPLORATION & PRODUCTION			
Origin Energy Finance Ltd., 7.875%, due 6/16/71 (Australia) (EUR)[c]		2,500,000	3,616,311
PIPELINES	1.8%		
Enbridge Energy Partners LP, 8.05%, due 10/1/37[e,f]		6,000,000	6,517,686
Enterprise Products Operating LP, 8.375%, due 8/1/66[e]		7,710,000	8,354,718
			14,872,404

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2011 (Unaudited)

		Number of Shares	Value
UTILITIES	1.1%		
ELECTRIC UTILITIES	0.6%		
FPL Group Capital, 7.30%, due 9/1/67, Series D[e,f]		5,000,000	$ 5,243,975
MULTI UTILITIES	0.5%		
Dominion Resources, 7.50%, due 6/30/66, Series A		3,650,000	3,859,309
TOTAL UTILITIES			9,103,284
TOTAL PREFERRED SECURITIES CAPITAL SECURITIES (Identified cost $297,330,014)			324,362,270
		Principal Amount	
CORPORATE BONDS	3.9%		
BANK	0.5%		
Regions Bank, 7.50%, due 5/15/18		$ 1,376,000	1,440,815
Regions Financial Corp., 7.375%, due 12/10/37		2,500,000	2,384,333
			3,825,148
INSURANCE	1.4%		
PROPERTY CASUALTY	0.5%		
Liberty Mutual Insurance, 7.697%, due 10/15/97, 144A[b]		4,500,000	4,170,483
REINSURANCE FOREIGN	0.9%		
QBE Capital Funding III Ltd., 7.25%, due 5/24/41, 144A[b]		3,500,000	3,517,941
Swiss Reinsurance Co. Ltd., Series I, 7.635%, due 12/31/49 (Australia)		AUD 4,600,000	4,039,849
			7,557,790
TOTAL INSURANCE			11,728,273
INTEGRATED TELECOMMUNICATIONS SERVICES	0.5%		
Citizens Communications Co., 9.00%, due 8/15/31		$ 4,000,000	4,120,000
INVESTMENT ADVISORY SERVICES	0.4%		
Old Mutual PLC, 8.00%, due 6/3/21 (United Kingdom)		GBP 2,000,000	3,228,230

REAL ESTATE	1.1%		
OFFICE	0.7%		
BR Properties SA, 9.00%, due 12/31/49, 144A (Brazil)[a,b,e]		$ 5,500,000	5,775,000
SHOPPING CENTER	0.4%		
General Shopping Finance Ltd., 10.00%, due 11/9/15, 144A[b]		2,965,000	3,128,075

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2011 (Unaudited)

		Number of Shares	Value
TOTAL REAL ESTATE			$ 8,903,075
TOTAL CORPORATE BONDS (Identified Cost $31,396,040)			31,804,726
SHORT-TERM INVESTMENTS	1.1%		
MONEY MARKET FUNDS			
Federated Government Obligations Fund, 0.01%[h] (Identified cost $8,800,129)		8,800,129	8,800,129
TOTAL INVESTMENTS (Identified cost $977,642,713)	143.6%		1,168,876,068
LIABILITIES IN EXCESS OF OTHER ASSETS	(43.6)		(355,027,356)
NET ASSETS (Equivalent to $16.93 per share based on 48,075,534 shares of common stock outstanding)	100.0%		$ 813,848,712

Glossary of Portfolio Abbreviations

AUD Australian Dollar

EUR Euro Currency

FRN Floating Rate Note

GBP Great British Pound

REIT Real Estate Investment Trust

TruPS Trust Preferred Securities

Note: Percentages indicated are based on the net assets of the Fund.

[a] Illiquid security. Aggregate holdings equal 5.7% of net assets of the Fund.

[b] Resale is restricted to qualified institutional investors. Aggregate holdings equal 21.9% of net assets of the Fund, of which 4.4% is illiquid.

[c] Fair valued security. This security has been valued at its fair value as determined in good faith under procedures established by and under the general supervision of the Fund's Board of Directors. Aggregate fair value securities represent 1.2% of the net assets of the Fund, of which 0.5% have been fair valued pursuant to foreign security fair value pricing procedures approved by the Board of Directors.

[d] Non-income producing security

[e] A portion or all of the security is pledged in connection with the revolving credit agreement: $726,156,453 has been pledged as collateral.

[f] A portion or all of the security has been rehypothecated in connection with the Fund's revolving credit agreement in the aggregate amount of $319,922,506.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2011 (Unaudited)

[g] A portion of the security is segregated as collateral for interest rate swap transactions: $17,171,500 has been segregated as collateral.

[h] Rate quoted represents the seven day yield of the fund.

Interest rate swaps outstanding at June 30, 2011 are as follows:

Counterparty	Notional Amount	Fixed Rate Payable	Floating Rate[a] (reset monthly) Receivable	Termination Date	Unrealized Depreciation
Merrill Lynch Derivative Products AG	$ 45,000,000	3.510%	0.186%	December 22, 2012	$ (2,037,000)
Royal Bank of Canada	$ 60,000,000	3.653%	0.185%	July 17, 2013	(3,770,696)
Royal Bank of Canada	$ 70,000,000	3.615%	0.186%	March 29, 2014	(5,065,580)
Royal Bank of Canada	$ 35,000,000	1.865%	0.190%	June 13, 2015	(510,312)
Royal Bank of Canada	$ 35,000,000	2.474%	0.190%	February 10, 2016	(1,101,089)
					$ (12,484,678)

[a] Based on LIBOR (London Interbank Offered Rate). Represents rates in effect at June 30, 2011.

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

STATEMENT OF ASSETS AND LIABILITIES

June 30, 2011 (Unaudited)

ASSETS:	
Investments in securities, at value (Identified cost $977,642,713)	$ 1,168,876,068
Cash (includes $2,269,000 pledged as collateral for open swap positions)	2,417,114
Receivable for:	
Dividends and interest	6,799,324
Investment securities sold	2,188,608
Other assets	29,936
Total Assets	1,180,311,050
LIABILITIES:	
Unrealized depreciation on interest rate swap transactions	12,484,678
Payable for:	
Revolving credit agreement	350,000,000
Investment securities purchased	2,175,858
Dividends declared on common shares	875,046
Investment management fees	621,439
Administration fees	54,681
Interest expense	24,025
Directors' fees	63
Other liabilities	226,548
Total Liabilities	366,462,338
NET ASSETS	$ 813,848,712
NET ASSETS consist of:	
Paid-in capital	$ 913,752,698
Dividends in excess of net investment income	(6,135,721)
Accumulated net realized loss	(272,518,471)
Net unrealized appreciation	