

FLAHERTY & CRUMRINE PREFERRED INCOME FUND INC

Form N-30B-2

October 29, 2008

FLAHERTY & CRUMRINE PREFERRED INCOME FUND

To the Shareholders of Flaherty & Crumrine Preferred Income Fund:

Stating the obvious, we are facing extraordinary and unprecedented times in the financial markets. The events that ultimately culminated in the government's massive financial rescue plan have impacted the market for preferred securities particularly hard. As a result, for the quarter ended August 31, 2008, the Fund's common shareholders experienced a total return on net asset value of -14.2%, subsequent to the quarter-end and through the date of this letter, the net asset value has continued to decline significantly.

Prices on long-term US Treasury bonds rose during the quarter, as investors sought the safety of government bonds despite historically low yields. On the flip side, there were few buyers and abundant sellers of most preferred securities and corporate bonds. A downward cycle for prices ensued, as selling pressure pushed prices lower which in turn led to more selling pressure.

This pattern of selling begetting selling is an effect of severe bear market psychology. In addition, investors and lenders, seeking the safety and security of cash, withhold capital from borrowers. Since the free flow of capital is essential to our economy, and economic growth is a key factor in security valuation, concerns about price declines become self-fulfilling. The bears clearly were in control both during and subsequent to the quarter.

The root cause of the current financial problems remains unresolved-residential real estate markets have yet to stabilize. The speculative component of residential housing has resulted in "bubble and crash" cycles in the past, but the current adjustment is unlike any we can recall. Far too many people wanted to buy homes under the "greater fool" plan and lenders were far too willing to help. The real estate market will eventually return to equilibrium and the dramatic measures taken by the government will help calm the markets. In the meantime we must deal with circumstances at hand.

Since the end of our fiscal quarter events have transpired at a breathtaking pace - particularly relating to the Fund's use of leverage and its dividend. Our website allows for much more frequent communication than our quarterly letters. We have posted updates throughout this financial crisis and we encourage you to continue visiting us at [www.preferredincome.com](http://www.preferredincome.com).

In addition to managing your Fund, we are also shareholders. We understand your concerns about recent events and we are doing our best to respond to them. Nonetheless, our goals remain constant - conduct exhaustive research and construct an investment portfolio that is designed to deliver high current income consistent with the objectives and guidelines of the Fund.

Sincerely,

/s/ Donald F. Crumrine

/s/ Robert M. Ettinger

Donald F. Crumrine  
Chairman of the Board

Robert M. Ettinger  
President

October 16, 2008

Flaherty & Crumrine Preferred Income Fund Incorporated

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PORTFOLIO OVERVIEW  
 AUGUST 31, 2008 (UNAUDITED)

## FUND STATISTICS ON 8/31/08

|                                 |    |            |
|---------------------------------|----|------------|
| Net Asset Value                 | \$ | 9.34       |
| Market Price                    | \$ | 10.08      |
| Premium                         |    | 7.92%      |
| Yield on Market Price           |    | 9.23%      |
| Common Stock Shares Outstanding |    | 10,576,453 |

## MOODY'S RATINGS

| MOODY'S RATINGS        | % OF PORTFOLIO |
|------------------------|----------------|
| AA                     | 4.9%           |
| A                      | 16.3%          |
| BBB                    | 51.3%          |
| BB                     | 20.5%          |
| Below "BB"             | 0.1%           |
| Not Rated              | 4.7%           |
| Below Investment Grade | 17.4%          |

\* BELOW INVESTMENT GRADE BY BOTH MOODY'S AND S&P.

(PIE CHART)

## INDUSTRY CATEGORIES

| INDUSTRY CATEGORIES | % OF PORTFOLIO |
|---------------------|----------------|
| Banking             | 31%            |
| Utilities           | 29%            |
| Insurance           | 16%            |
| Financial Services  | 12%            |
| Energy              | 6%             |
| REITs               | 1%             |
| Other               | 5%             |

## TOP 10 HOLDINGS BY ISSUER

| TOP 10 HOLDINGS BY ISSUER | % OF PORTFOLIO |
|---------------------------|----------------|
| Interstate Power & Light  | 5.8%           |
| Merrill Lynch             | 4.2%           |
| Liberty Mutual Group      | 4.2%           |
| Banco Santander           | 3.7%           |
| National City             | 3.3%           |
| Sovereign Bancorp         | 3.3%           |
| Midamerican Energy        | 2.9%           |
| FBOP Corp                 | 2.8%           |
| SLM Corp                  | 2.6%           |
| Entergy Louisiana         | 2.6%           |

|   | % OF PORTFOLIO** |
|---|------------------|
|   | -----            |
| Holdings Generating Qualified           |                  |
| Dividend Income (QDI) for Individuals   | 62%              |
| Holdings Generating Income Eligible for |                  |
| the Corporate Dividend Received         |                  |
| Deduction (DRD)                         | 56%              |

\*\* THIS DOES NOT REFLECT YEAR-END RESULTS OR ACTUAL TAX CATEGORIZATION OF FUND DISTRIBUTIONS. THESE PERCENTAGES CAN, AND DO, CHANGE, PERHAPS SIGNIFICANTLY, DEPENDING ON MARKET CONDITIONS. INVESTORS SHOULD CONSULT THEIR TAX ADVISOR REGARDING THEIR PERSONAL SITUATION.

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Flaherty & Crumrine Preferred Income Fund Incorporated  
 PORTFOLIO OF INVESTMENTS  
 AUGUST 31, 2008 (UNAUDITED)

| SHARES/\$ PAR                 |   | VAL     |
|-------------------------------|---|---------|
| -----                         |   | -----   |
| PREFERRED SECURITIES -- 95.7% |   |         |
| BANKING -- 30.9%              |   |         |
| \$ 3,000,000                  | Astoria Capital Trust I, 9.75% 11/01/29, Series B .....   | \$ 3,02 |
|                               | Banco Santander:  |         |
| 25,000                        | Adj. Rate Pfd. ....                                       | 35      |
| 269,500                       | 6.50% Pfd. ....   | 5,39    |
| 42,900                        | 6.80% Pfd. ....   | 91      |
| \$ 2,500,000                  | Capital One Capital III, 7.686% 08/15/36 .....            | 1,85    |
| \$ 5,210,000                  | CBG Florida REIT Corporation, 7.114%, 144A**** .....      | 1,62    |
|                               | Citigroup, Inc.:  |         |
| 55,000                        | 8.125% Pfd., Series AA .....                              | 1,08    |
| 135,000                       | 8.50% Pfd., Series F .....                                | 2,90    |
| 19,648                        | Citizens Funding Trust I, 7.50% Pfd. 09/15/66 .....       | 24      |
| 50,000                        | Cobank, ACB, 7.00% Pfd., 144A**** .....                   | 1,64    |
| \$ 4,400,000                  | Comerica Capital Trust II, 6.576% 02/20/37 .....          | 2,50    |
| 9,000                         | FBOP Corporation, Adj. Rate Pfd., 144A**** .....          | 4,95    |
| \$ 2,250,000                  | First Hawaiian Capital I, 8.343% 07/01/27, Series B ..... | 2,17    |
| 1,750                         | First Tennessee Bank, Adj. Rate Pfd., 144A**** .....      | 91      |
| \$ 1,500,000                  | First Union Capital II, 7.95% 11/15/29 .....              | 1,39    |
| \$ 550,000                    | HBOS PLC, 6.657%, 144A**** .....                          | 34      |
| 4,400                         | HSBC Series II, Variable Inverse Pfd., Pvt. ....          |         |
|                               | HSBC USA, Inc.:   |         |
| 96,250                        | 6.50% Pfd., Series H .....                                | 2,17    |
| 2,500                         | \$2.8575 Pfd. ....  | 9       |
| \$ 3,200,000                  | JPMorgan Chase & Co., 7.90%, Series I .....               | 2,91    |
| 40,000                        | Keycorp Capital IX, 6.75% Pfd. 12/15/66 .....             | 60      |
| 274,200                       | National City Corporation, 9.875% Pfd. ....               | 5,39    |
| 31,500                        | PFGI Capital Corporation, 7.75% Pfd. ....                 | 49      |
| \$ 1,750,000                  | PNC Preferred Funding Trust III, 8.70%, 144A**** .....    | 1,67    |

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|              |   |       |
|--------------|---|-------|
| \$ 1,500,000 | Regions Financing Trust II, 6.625% 05/15/47 .....             | 79    |
| 271,480      | Sovereign Bancorp, 7.30% Pfd., Series C .....                 | 4,35  |
| 30,600       | Sovereign Capital Trust V, 7.75% Pfd. 05/22/36 .....          | 55    |
| 1,000        | Sovereign REIT, 12.00% Pfd., Series A, 144A**** .....         | 95    |
|              | U.S. Bancorp, Auction Pass-Through Trust, Cl. B:              |       |
| 11           | Series 2006-5, Variable Rate Pfd., 144A**** .....             |       |
| 11           | Series 2006-6, Variable Rate Pfd., 144A**** .....             |       |
| 75,000       | Wachovia Corporation, 8.00% Pfd., Series J .....              | 1,39  |
| \$ 1,000,000 | Washington Mutual Preferred Funding IV, 9.75%, 144A**** ..... | 44    |
| \$ 1,600,000 | Webster Capital Trust IV, 7.65% 06/15/37 .....                | 1,03  |
| \$ 1,000,000 | Wells Fargo Capital XIII, 7.70% .....                         | 95    |
|              |   | ----- |
|              |   | 55,20 |
|              |   | ----- |

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Flaherty & Crumrine Preferred Income Fund Incorporated  
 PORTFOLIO OF INVESTMENTS (CONTINUED)  
 AUGUST 31, 2008 (UNAUDITED)

| SHARES/\$ PAR                       |  | VAL     |
|-------------------------------------|--|---------|
| -----                               |  | -----   |
| PREFERRED SECURITIES -- (CONTINUED) |  |         |
|                                     | FINANCIAL SERVICES -- 12.2%  |         |
| 291,500                             | CIT Group, Inc., 6.35% Pfd., Series A .....  | \$ 4,09 |
| 25,000                              | Countrywide Capital IV, 6.75% Pfd. ....  | 37      |
| 50,300                              | Countrywide Capital V, 7.00% Pfd. 11/01/36 .....   | 74      |
| 1,250                               | First Republic Preferred Capital Corporation, 10.50% Pfd.,<br>144A**** .....             | 1,32    |
| 22,500                              | First Republic Preferred Capital Corporation II, 8.75% Pfd.,<br>Series B, 144A**** ..... | 51      |
|                                     | Goldman Sachs:   |         |
| 20,000                              | Adj. Rate Pfd., Series C .....   | 32      |
| 125,000                             | Adj. Rate Pfd., Series D .....   | 1,94    |
| 20,200                              | Cabco Trust Capital I, Adj. Rate Pfd. 02/15/34 .....                                     | 28      |
| 11                                  | Pass-Through Certificates, Class B, 144A**** .....                                       |         |
| 2,500                               | STRIPES Custodial Receipts, Pvt. ....  |         |
|                                     | Lehman Brothers Holdings, Inc.:  |         |
| 15,000                              | 5.67% Pfd., Series D .....   | 41      |
| 19,500                              | 5.94% Pfd., Series C .....   | 52      |
| 25,000                              | 6.50% Pfd., Series F .....   | 37      |
| 27,500                              | 7.95% Pfd. ....  | 42      |
|                                     | Merrill Lynch:   |         |
| 108,000                             | Adj. Rate Pfd., Series 5 .....   | 1,27    |
| 3,000                               | Series II STRIPES Custodial Receipts, Pvt. ....  |         |
| 200,000                             | 6.25% Pfd. ....  | 3,56    |
| 48,700                              | 6.70% Pfd. ....  | 91      |
|                                     | SLM Corporation:   |         |
| 9,000                               | Adj. Rate Pfd., Series B .....   | 36      |
| 136,855                             | 6.97% Pfd., Series A .....   | 4,33    |
|                                     |  | -----   |
|                                     |  | 21,80   |
|                                     |  | -----   |
|                                     | INSURANCE -- 13.4%   |         |

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|              |  |      |
|--------------|--|------|
| \$ 1,000,000 | AMBAC Financial Group, Inc., 6.15% 02/15/37 .....  | 35   |
| \$ 3,750,000 | AON Capital Trust A, 8.205% 01/01/27 .....         | 3,51 |
|              | Arch Capital Group Ltd.:                           |      |
| 10,000       | 7.875% Pfd., Series B .....                        | 23   |
| 36,300       | 8.00% Pfd., Series A .....                         | 83   |
| 35,900       | Axis Capital Holdings, 7.50% Pfd., Series B .....  | 2,80 |
| 90,600       | Delphi Financial Group, 7.376% Pfd. 05/15/37 ..... | 1,58 |
| \$ 3,000,000 | Everest Re Holdings, 6.60% 05/15/37 .....          | 1,98 |

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Flaherty & Crumrine Preferred Income Fund Incorporated  
 PORTFOLIO OF INVESTMENTS (CONTINUED)  
 AUGUST 31, 2008 (UNAUDITED)

| SHARES/\$ PAR                       |   | VAL     |
|-------------------------------------|---|---------|
| -----                               |   | -----   |
| PREFERRED SECURITIES -- (CONTINUED) |   |         |
| INSURANCE -- (CONTINUED)            |   |         |
| Liberty Mutual Group:               |   |         |
| \$ 4,500,000                        | 7.80% 03/15/37, 144A**** .....  | \$ 3,35 |
| \$ 500,000                          | 10.75% 06/15/58, 144A**** .....   | 45      |
| \$ 500,000                          | MetLife Capital Trust X, 9.25% 04/08/38, 144A**** .....                           | 50      |
| 150,000                             | MetLife, Inc., 6.50% Pfd., Series B .....   | 3,15    |
| \$ 2,000,000                        | PartnerRe Finance II, 6.44% 12/01/66 .....  | 1,54    |
| Renaissancere Holdings Ltd.:        |   |         |
| 67,550                              | 6.08% Pfd., Series C .....  | 1,18    |
| 66,400                              | 6.60% Pfd., Series D .....  | 1,30    |
| 2,100                               | 7.30% Pfd., Series B .....  | 4       |
| 119,500                             | Scottish Re Group Ltd., 7.25% Pfd. ....   | 25      |
| \$ 750,000                          | USF&G Capital, 8.312% 07/01/46, 144A**** .....                                    | 80      |
|                                     |   | -----   |
|                                     |   | 23,92   |
|                                     |   | -----   |
| UTILITIES -- 29.2%                  |   |         |
| Alabama Power Company:              |   |         |
| 300                                 | 4.52% Pfd. ....   | 2       |
| 5,734                               | 4.72% Pfd. ....   | 45      |
| 5,000                               | Baltimore Gas & Electric Company, 6.70% Pfd., Series 1993 ...                     | 49      |
| 115,000                             | Calenergy Capital Trust III, 6.50% Pfd. 09/01/27 .....                            | 5,15    |
| 900                                 | Central Hudson Gas & Electric Corporation, 4.96% Pfd.,<br>Series E, Pvt. ....     | 7       |
| 5,560                               | Central Vermont Public Service Corporation, 8.30% Sinking<br>Fund Pfd., Pvt. .... | 57      |
| Connecticut Light & Power Company:  |   |         |
| 34,300                              | 5.28% Pfd., Series 1967 .....   | 1,51    |
| 1,905                               | 6.56% Pfd., Series 1968 .....   | 9       |
| 2,100                               | Consolidated Edison Company of New York, 4.65% Pfd.,<br>Series C .....            | 17      |
| 30,000                              | Constellation Energy Group, Inc., 8.625% Pfd. 06/15/63,<br>Series A .....         | 75      |
| \$ 500,000                          | Dominion Resources, Inc., 7.50% .....   | 45      |
| Duquesne Light Company:             |   |         |
| 7,675                               | 4.10% Pfd. ....   | 24      |
| 9,190                               | 4.15% Pfd. ....   | 29      |

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|         |  |      |
|---------|--|------|
| 910     | 4.20% Pfd. ....                          | 2    |
| 5,490   | \$2.10 Pfd., Series A .....              | 17   |
| 100,000 | Entergy Arkansas, Inc., 6.45% Pfd. ....  | 2,47 |
| 46,000  | Entergy Louisiana, Inc., 6.95% Pfd. .... | 4,58 |
| 18,535  | Florida Power Company, 4.75% Pfd. ....   | 1,53 |

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Flaherty & Crumrine Preferred Income Fund Incorporated  
 PORTFOLIO OF INVESTMENTS (CONTINUED)  
 AUGUST 31, 2008 (UNAUDITED)

| SHARES/\$ PAR                          |   | VAL   |
|--|---|-------|
| -----                                  |   | ----- |
| PREFERRED SECURITIES -- (CONTINUED)    |   |       |
| UTILITIES -- (CONTINUED)               |   |       |
| Georgia Power Company:                 |   |       |
| 13,100                                 | 6.125% Pfd. ....  | \$ 32 |
| 5,500                                  | 6.50% Pfd., Series 07-A .....                                       | 54    |
| 2,010                                  | Great Plains Energy, Inc., 4.50% Pfd. ....                          | 16    |
| 50,000                                 | Hawaiian Electric Company, Inc., 5.25% Pfd., Series H,<br>Pvt. .... | 91    |
| 32,650                                 | Indianapolis Power & Light Company, 5.65% Pfd. ....                 | 2,82  |
| 384,000                                | Interstate Power & Light Company, 8.375% Pfd., Series B .....       | 10,38 |
| Pacific Enterprises:                   |   |       |
| 22,430                                 | \$4.50 Pfd. ....  | 1,77  |
| 10,000                                 | \$4.75 Pfd., Series 53 .....  | 83    |
| 1,095                                  | PacifiCorp, 5.40% Pfd. ....   | 10    |
| \$ 500,000                             | PECO Energy Capital Trust III, 7.38% 04/06/28, Series D .....       | 49    |
| 5,000                                  | PPL Electric Utilities Corporation, 6.75% Pfd. ....                 | 51    |
| \$ 2,975,000                           | Puget Sound Energy, Inc., 6.974% 06/01/67 .....                     | 2,49  |
| 23,713                                 | San Diego Gas & Electric Company, \$1.70 Pfd. ....                  | 58    |
| South Carolina Electric & Gas Company: |   |       |
| 24,456                                 | 5.125% Purchase Fund Pfd., Pvt. ....                                | 1,25  |
| 6,703                                  | 6.00% Purchase Fund Pfd., Pvt. ....                                 | 34    |
| Southern California Edison:            |   |       |
| 10,000                                 | 6.00% Pfd., Series C .....  | 91    |
| 15,000                                 | 6.125% Pfd. ....  | 1,40  |
| Southern Union Company:                |   |       |
| \$ 1,000,000                           | 7.20% 11/01/66 .....  | 79    |
| 5,075                                  | 7.55% Pfd. ....   | 12    |
| \$ 750,000                             | TXU Electric Capital V, 8.175% 01/30/37 .....                       | 60    |
| Union Electric Company:                |   |       |
| 14,150                                 | 4.56% Pfd. ....   | 1,10  |
| 18,800                                 | \$7.64 Pfd. ....  | 1,83  |
| 12,500                                 | Virginia Electric & Power Company, \$7.05 Pfd. ....                 | 1,26  |
| \$ 1,900,000                           | Wisconsin Energy Corporation, 6.25% 05/15/67 .....                  | 1,57  |
|  |   | ----- |
|  |   | 52,28 |
|  |   | ----- |
| ENERGY -- 6.1%                         |   |       |
| \$ 4,500,000                           | Enbridge Energy Partners LP, 8.05% 10/01/37 .....                   | 4,01  |
| \$ 2,600,000                           | Enterprise Products Partners, 7.034% 01/15/68 .....                 | 2,25  |
| 3,500                                  | Kinder Morgan GP, Inc., 8.33% Pfd., 144A**** .....                  | 3,59  |
| 10,000                                 | Lasmo America Limited, 8.15% Pfd., 144A**** .....                   | 1,01  |

Flaherty & Crumrine Preferred Income Fund Incorporated  
 PORTFOLIO OF INVESTMENTS (CONTINUED)  
 AUGUST 31, 2008 (UNAUDITED)

| SHARES/\$ PAR                       |   | VAL    |
|-------------------------------------|---|--------|
| -----                               |   |        |
| PREFERRED SECURITIES -- (CONTINUED) |   |        |
|                                     | REAL ESTATE INVESTMENT TRUST (REIT) -- 0.9%   |        |
| 40,000                              | Duke Realty Corporation, 8.375% Pfd., Series O .....                                    | \$ 94  |
| 30,000                              | PS Business Parks, Inc., 7.375% Pfd., Series O .....                                    | 60     |
|                                     |   | -----  |
|                                     |   | 1,54   |
|                                     | MISCELLANEOUS INDUSTRIES -- 2.6%  |        |
| 13,600                              | E.I. Du Pont de Nemours and Company, \$4.50 Pfd., Series B ...                          | 1,10   |
| 40,000                              | Ocean Spray Cranberries, Inc., 6.25% Pfd., 144A**** .....                               | 3,61   |
|                                     |   | -----  |
|                                     |   | 4,71   |
|                                     | U.S. GOVERNMENT AGENCY -- 0.4%  |        |
| 74,000                              | Fannie Mae, Adj. Rate Pfd., Series P .....  | 71     |
|                                     |   | -----  |
|                                     |   | 71     |
|                                     | TOTAL PREFERRED SECURITIES  |        |
|                                     | (Cost \$215,332,688) .....  | 171,09 |
|                                     |   | -----  |
|                                     | CORPORATE DEBT SECURITIES -- 2.1%   |        |
|                                     | INSURANCE -- 2.1%   |        |
| \$ 4,729,000                        | Liberty Mutual Insurance, 7.697% 10/15/97, 144A**** .....                               | 3,72   |
|                                     |   | -----  |
|                                     |   | 3,72   |
|                                     | TOTAL CORPORATE DEBT SECURITIES   |        |
|                                     | (Cost \$4,646,057) .....  | 3,72   |
|                                     |   | -----  |
|                                     | OPTION CONTRACTS -- 0.2%  |        |
| 188                                 | December Put Options on December U.S. Treasury Bond Futures,<br>Expiring 11/21/08 ..... | 29     |
|                                     |   | -----  |
|                                     | TOTAL OPTION CONTRACTS  |        |
|                                     | (Cost \$328,222) .....  | 29     |
|                                     |   | -----  |
|                                     | MONEY MARKET FUND -- 0.0%   |        |
| 35,004                              | BlackRock Provident Institutional, TempFund .....                                       | 3      |
|                                     |   | -----  |
|                                     | TOTAL MONEY MARKET FUND   |        |
|                                     | (Cost \$35,004) .....   | 3      |
|                                     |   | -----  |

Flaherty & Crumrine Preferred Income Fund Incorporated  
 PORTFOLIO OF INVESTMENTS (CONTINUED)  
 AUGUST 31, 2008 (UNAUDITED)

| SHARES/\$ PAR<br>-----   | VAL<br>-----      |
|--|-------------------|
| SECURITIES LENDING COLLATERAL -- 0.5%                          |                   |
| 968,100 BlackRock Institutional Money Market Trust .....       | \$ 96             |
| TOTAL SECURITIES LENDING COLLATERAL                            |                   |
| (Cost \$968,100) .....   | 96                |
| TOTAL INVESTMENTS (Cost \$221,310,071***) .....                | 98.5% 176,11      |
| OTHER ASSETS AND LIABILITIES (Net) .....                       | 1.5% 2,65         |
| TOTAL NET ASSETS AVAILABLE TO COMMON AND PREFERRED STOCK ..... | 100.0%++ \$178,76 |
| AUCTION PREFERRED STOCK (APS) REDEMPTION VALUE .....           | (80,00            |
| TOTAL NET ASSETS AVAILABLE TO COMMON STOCK .....               | \$ 98,76<br>===== |

\* Securities eligible for the Dividends Received Deduction and distributing Qualified Dividend Income.

\*\* Securities distributing Qualified Dividend Income only.

\*\*\* Aggregate cost of securities held.

\*\*\*\* Securities exempt from registration under Rule 144A of the Securities Act of 1933. These securities may be resold in transactions exempt from registration to qualified institutional buyers. These securities have been determined to be liquid under the guidelines established by the Board of Directors.

(1) Foreign Issuer.

(2) All or a portion of the security is on loan.

+ Non-income producing.

++ The percentage shown for each investment category is the total value of that category as a percentage of net assets available to Common and Preferred Stock.

ABBREVIATIONS:

PF. -- Preferred Securities

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PVT. -- Private Placement Securities

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Flaherty & Crumrine Preferred Income Fund Incorporated  
 STATEMENT OF CHANGES IN NET ASSETS AVAILABLE TO COMMON STOCK(1)  
 FOR THE PERIOD FROM DECEMBER 1, 2007 THROUGH AUGUST 31, 2008 (UNAUDITED)

|  | VA<br>----- |
|--|-------------|
| <b>OPERATIONS:</b>   |             |
| Net investment income .....  | \$ 10,4     |
| Net realized gain/(loss) on investments sold during the period .....   | (3,7        |
| Change in net unrealized appreciation/depreciation of investments .....  | (32,8       |
| Distributions to APS* Shareholders from net investment income, including changes in accumulated undeclared distributions ..... | (3,5        |
|  | -----       |
| NET DECREASE IN NET ASSETS RESULTING FROM OPERATIONS .....   | (29,5       |
| <b>DISTRIBUTIONS:</b>  |             |
| Dividends paid from net investment income to Common Stock Shareholders(2) .....  | (7,5        |
|  | -----       |
| TOTAL DISTRIBUTIONS TO COMMON STOCK SHAREHOLDERS .....   | (7,5        |
| <b>FUND SHARE TRANSACTIONS:</b>  |             |
| Increase from shares issued under the Dividend Reinvestment and Cash Purchase Plan ..  | 3           |
|  | -----       |
| NET INCREASE IN NET ASSETS AVAILABLE TO COMMON STOCK RESULTING FROM FUND SHARE TRANSACTIONS .....                              | 3           |
|  | -----       |
| NET DECREASE IN NET ASSETS AVAILABLE TO COMMON STOCK FOR THE PERIOD .....  | \$ (36,7    |
|  | =====       |
| <b>NET ASSETS AVAILABLE TO COMMON STOCK:</b>   |             |
| Beginning of period .....  | \$135,5     |
| Net decrease in net assets during the period .....   | (36,7       |
|  | -----       |
| End of period .....  | \$ 98,7     |
|  | =====       |

-----  
 \* Auction Preferred Stock.

(1) These tables summarize the nine months ended August 31, 2008 and should be read in conjunction with the Fund's audited financial statements, including footnotes, in its Annual Report dated November 30, 2007.

(2) May include income earned, but not paid out, in prior fiscal year.

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Flaherty & Crumrine Preferred Income Fund Incorporated  
 FINANCIAL HIGHLIGHTS(1)

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FOR THE PERIOD FROM DECEMBER 1, 2007 THROUGH AUGUST 31, 2008 (UNAUDITED)  
 FOR A COMMON STOCK SHARE OUTSTANDING THROUGHOUT THE PERIOD.

PER SHARE OPERATING PERFORMANCE:

Net asset value, beginning of period ..... \$ -----

INVESTMENT OPERATIONS:

Net investment income .....  
 Net realized and unrealized gain/(loss) on investments .....

DISTRIBUTIONS TO APS\* SHAREHOLDERS:

From net investment income .....  
 Total from investment operations .....

DISTRIBUTIONS TO COMMON STOCK SHAREHOLDERS:

From net investment income .....  
 Total distributions to Common Stock Shareholders .....

Net asset value, end of period ..... \$  
 Market value, end of period ..... \$  
 Common Stock shares outstanding, end of period ..... 10,5  
 =====

RATIOS TO AVERAGE NET ASSETS AVAILABLE TO COMMON STOCK SHAREHOLDERS:

Net investment income+ .....  
 Operating expenses .....

SUPPLEMENTAL DATA:++

Portfolio turnover rate .....  
 Total net assets available to Common and Preferred Stock, end of period (in 000's) .. \$ 1  
 Ratio of operating expenses to total average net assets available to Common and  
 Preferred Stock .....

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 (1) These tables summarize the nine months ended August 31, 2008 and should be read in conjunction with the Fund's audited financial statements, including footnotes, in its Annual Report dated November 30, 2007.

\* Auction Preferred Stock.

\*\* Annualized.

\*\*\* Not Annualized.

+ The net investment income ratios reflect income net of operating expenses and payments to APS Shareholders.

++ Information presented under heading Supplemental Data includes APS.

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PER SHARE OF COMMON STOCK (UNAUDITED)

|                         | TOTAL<br>DIVIDENDS<br>PAID | NET ASSET<br>VALUE | NYSE<br>CLOSING PRICE | DIVIDEND<br>REINVESTMENT<br>PRICE(1) |
|-------------------------|----------------------------|--------------------|-----------------------|--------------------------------------|
|                         | -----                      | -----              | -----                 | -----                                |
| December 31, 2007 ..... | \$0.0860                   | \$12.29            | \$11.70               | \$12.17                              |
| January 31, 2008 .....  | 0.0860                     | 12.93              | 12.82                 | 12.92                                |
| February 29, 2008 ..... | 0.0775                     | 12.62              | 12.00                 | 12.03                                |
| March 31, 2008 .....    | 0.0775                     | 11.03              | 10.18                 | 10.44                                |
| April 30, 2008 .....    | 0.0775                     | 11.37              | 11.03                 | 11.23                                |
| May 31, 2008 .....      | 0.0775                     | 11.15              | 11.73                 | 11.15                                |
| June 30, 2008 .....     | 0.0775                     | 10.28              | 10.44                 | 10.28                                |
| July 31, 2008 .....     | 0.0775                     | 9.38               | 10.19                 | 9.68                                 |
| August 31, 2008 .....   | 0.0775                     | 9.34               | 10.08                 | 9.58                                 |

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 (1) Whenever the net asset value per share of the Fund's Common Stock is less than or equal to the market price per share on the reinvestment date, new shares issued will be valued at the higher of net asset value or 95% of the then current market price. Otherwise, the reinvestment shares of Common Stock will be purchased in the open market.

Flaherty & Crumrine Preferred Income Fund Incorporated  
 NOTES TO FINANCIAL STATEMENTS (UNAUDITED)

1. AGGREGATE INFORMATION FOR FEDERAL INCOME TAX PURPOSES

At August 31, 2008 the aggregate cost of securities for federal income tax purposes was \$221,138,285, the aggregate gross unrealized appreciation for all securities in which there is an excess of value over tax cost was \$4,184,753 and the aggregate gross unrealized depreciation for all securities in which there is an excess of tax cost over value was \$49,208,185.

2. ADDITIONAL ACCOUNTING STANDARDS

STATEMENT OF FINANCIAL ACCOUNTING STANDARDS NO. 157 "FAIR VALUE MEASUREMENTS" ("SFAS 157")

In September 2006, the Financial Accounting Standards Board issued SFAS 157 effective for fiscal years beginning after November 15, 2007. This standard clarifies the definition of fair value for financial reporting, establishes a framework for measuring fair value and requires additional disclosures about the use of fair value measurements. The Fund has adopted SFAS 157 as of December 1, 2007. The three levels of the fair value hierarchy under SFAS 157 are described below:

- Level 1 - quoted prices in active markets for identical securities
- Level 2 - other significant observable inputs (including quoted prices for similar securities, interest rates, prepayment speeds, credit risk, etc.)

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- Level 3 - significant unobservable inputs (including the Fund's own assumptions in determining the fair value of investments)

The inputs or methodology used for valuing securities are not necessarily an indication of the risk associated with investing in those securities. A summary of the inputs used to value the Fund's net assets as of August 31, 2008 is as follows:

| VALUATION INPUTS                                    | INVESTMENTS<br>IN SECURITIES<br>(MARKET VALUE) | OTHER FINANCIAL<br>INSTRUMENTS<br>(UNREALIZED<br>APPRECIATION/<br>DEPRECIATION) * |
|---|--|---|
| -----   | -----  | -----   |
| Level 1 - Quoted Prices - Investments .....         | \$ 45,331,729                                  | \$--  |
| Level 2 - Other Significant Observable Inputs ..... | 129,815,024                                    | --  |
| Level 3 - Significant Unobservable Inputs .....     | --   | --  |
|   | -----  | ---   |
| TOTAL .....   | \$175,146,753                                  | \$--  |

\* Other financial instruments are derivative instruments not reflected in the Schedule of Investments, such as futures, forwards and swaps which are valued at the unrealized appreciation/depreciation on the investment. As of August 31, 2008 the Fund does not have any other financial instruments.

Flaherty & Crumrine Preferred Income Fund Incorporated  
NOTES TO FINANCIAL STATEMENTS (UNAUDITED) (CONTINUED)

3. SECTION 19 NOTICES

Section 19 of the Investment Company Act of 1940 requires registered investment companies to include a notice with the payment of a dividend if a portion of that dividend may come from sources other than undistributed net income (other sources could include realized gains from the sale of securities and non-taxable return of capital). Copies of the Section 19 notices for the Fund are available on the website at [www.preferredincome.com](http://www.preferredincome.com).

The amounts and sources of distributions reported below are only estimates and are not being provided for tax reporting purposes. Form 1099-DIV will be sent to shareholders in January 2009 reporting the amount and tax characterization of distributions for the 2008 calendar year.

|                                       | SOURCE OF DISTRIBUTIONS AS OF 8/31/08 |                                  |                         |                              |
|---------------------------------------|---------------------------------------|----------------------------------|-------------------------|------------------------------|
|                                       | NET<br>INVESTMENT<br>INCOME           | NET<br>REALIZED<br>CAPITAL GAINS | RETURN<br>OF<br>CAPITAL | TOTAL PER<br>COMMON<br>SHARE |
|                                       | -----                                 | -----                            | -----                   | -----                        |
| Calendar 2008 Distributions .....     | \$0.5955                              | \$0.00                           | \$0.0330                | \$0.6285                     |
| Percentage of Total Distributions ... | 94.7%                                 | 0.0%                             | 5.3%                    | --                           |

4. SUBSEQUENT EVENTS

On September 7, 2008, Fannie Mae was placed into conservatorship. The value of preferred stock issued by this entity, which was held by the Fund, has been adversely impacted and is not reflected in this report. From August 31, 2008 to September 25, 2008, when the Fund sold its remaining position, the decrease in value totaled \$572,760.

On September 15, 2008, Lehman Brothers Holdings Inc. filed for bankruptcy. On September 26, 2008, Washington Mutual Inc. filed for bankruptcy. As a result, the Fund may not be able to recover the principal invested in securities issued by these entities, and also does not expect to receive income payments on these securities going forward. The value of securities issued by these entities, which were held by the Fund, has been adversely impacted and may decline further. The decline since August 31, 2008 is not reflected in this report.

Subsequent to the reporting period, the market values of certain investments of the Fund have declined significantly and may decline further as a result of the ongoing financial crisis. The market value of the Fund's investments is reflected in the weekly net asset values reported by the Fund.

The Funds are subject to several different asset coverage requirements that arise from the use of leverage by the Fund. The decline in asset values has resulted in the Fund not meeting these asset coverage requirements at various points in time since the end of the fiscal quarter. According to these requirements, the Fund may not declare, set aside, or pay a common stock dividend unless the asset coverage requirements are met. The Fund has delayed the payment of the September common stock dividend as a result. To meet the requirements and pay the delayed dividend and future dividends, the Fund has been selling assets to raise cash, and has applied much of the proceeds to the reduction of

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Flaherty & Crumrine Preferred Income Fund Incorporated  
NOTES TO FINANCIAL STATEMENTS (UNAUDITED) (CONTINUED)

leverage or invested in higher quality short-term securities in anticipation of future reductions in leverage. On October 14, 2008, the Fund announced the redemption of \$8.1 million of auction preferred stock to be redeemed on November 12, 2008. The Fund may be adversely impacted by the reduction in leverage. Updated information on the status of these requirements may be found on the Fund website at [www.preferredincome.com](http://www.preferredincome.com).

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(FLAHERTY & CRUMRINE LOGO)  
PREFERRED INCOME FUND

Quarterly Report

August 31, 2008

www.preferredincome.com

DIRECTORS

Donald F. Crumrine, CFA  
Chairman of the Board  
David Gale  
Morgan Gust  
Karen H. Hogan  
Robert F. Wulf, CFA

OFFICERS

Donald F. Crumrine, CFA  
Chief Executive Officer  
Robert M. Ettinger, CFA  
President  
R. Eric Chadwick, CFA  
Chief Financial Officer,  
Vice President and Treasurer  
Chad C. Conwell  
Chief Compliance Officer,  
Vice President and Secretary  
Bradford S. Stone  
Vice President and  
Assistant Treasurer  
Laurie C. Lodolo  
Assistant Compliance Officer,  
Assistant Treasurer and  
Assistant Secretary

INVESTMENT ADVISER

Flaherty & Crumrine Incorporated  
e-mail: flaherty@pfdincome.com

QUESTIONS CONCERNING YOUR SHARES OF FLAHERTY & CRUMRINE PREFERRED INCOME FUND?

- If your shares are held in a Brokerage Account, contact your Broker.
- If you have physical possession of your shares in certificate form, contact the Fund's Transfer Agent & Shareholder Servicing Agent --

PNC Global Investment Servicing  
(U.S.) Inc.  
P.O. Box 43027  
Providence, RI 02940-3027  
1-800-331-1710

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