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COHEN & STEERS REIT & PREFERRED INCOME FUND INC Form N-Q May 30, 2008

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

FORM N-Q

QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF REGISTERED MANAGEMENT INVESTMENT COMPANY

Investment Company Act file number

811-21326

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)

Francis C. Poli

280 Park Avenue

New York, NY 10017 (Name and address of agent for service)

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

Date of fiscal year end: December 31

Date of reporting period: March 31, 2008

Item 1. Schedule of Investments

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS

March 31, 2008 (Unaudited)

	Number of Shares	Value
COMMON STOCK 85.3 %	of Snares	value
DIVERSIFIED 4.9%		
iStar Financial	185,700	\$ 2,605,371
Land Securities Group PLC (United Kingdom)	87,700	2,626,473
Vornado Realty Trust	507,600	43,760,196
volitado Realty Trust	307,000	48,992,040
HEALTH CARE 21.2%		40,772,040
HCP(a)	1,757,800	59,431,218
Health Care REIT	1,610,400	72,677,352
Nationwide Health Properties	1,309,900	44,209,125
Omega Healthcare Investors	325,700	5,654,152
Senior Housing Properties Trust	614,977	14,574,955
Ventas	335,000	15,044,850
	,	211,591,652
HOTEL 3.4%		
DiamondRock Hospitality Co.	612,900	7,765,443
Hospitality Properties Trust	502,900	17,108,658
Strategic Hotels & Resorts	695,400	9,130,602
		34,004,703
INDUSTRIAL 2.1%		
EastGroup Properties	105,500	4,901,530
ING Industrial Fund (Australia)	5,318,500	10,353,026
Segro PLC (United Kingdom)	532,745	5,371,149
		20,625,705
MORTGAGE 0.3%		
Gramercy Capital Corp.	172,000	3,599,960
OFFICE 20.0%		
BioMed Realty Trust	319,488	7,632,568
Boston Properties(b)	540,692	49,781,512
Brandywine Realty Trust	782,300	13,267,808
Derwent London PLC (United Kingdom)	156,000	4,699,812

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Highwoods Properties 910,200 \$ 28,279,914 ING Office Fund (Australia) 4,736,303 5,735,270 Mack-Cali Realty Corp. 1,188,800 42,452,048 Maguire Properties 916,612 13,116,718 Parkway Properties 114,500 4,231,920 SL Green Realty Corp. 375,000 30,551,250 SL Green Realty Corp. 199,748,820 OFFICE/INDUSTRIAL 2.5% 585,299 18,208,652 Liberty Property Trust 585,299 18,208,652 Mission West Properties 778,800 7,359,660 Mission West Properties 305,800 8,366,688 Apartment Investment & Management Co. 629,076 22,527,212 Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 INFERSION ACE 2.26 133,843,366		Number	
ING Office Fund (Australia) 4,736,303 5,735,270 Mack-Cali Realty Corp. 1,188,800 42,452,048 Maguire Properties 916,612 13,116,718 Parkway Properties 114,500 4,231,920 SL Green Realty Corp. 375,000 30,551,250 OFFICE/INDUSTRIAL 2.5% Liberty Property Trust 585,299 18,208,652 Mission West Properties 778,800 7,359,660 RESIDENTIAL APARTMENT 13.4% 305,800 8,366,688 Apartment Investment & Management Co. 629,076 22,527,212 Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 Light Apartment Communities 706,600 17,325,832 Light Apartment Communities 133,843,366		of Shares	Value
Mack-Cali Realty Corp. 1,188,800 42,452,048 Maguire Properties 916,612 13,116,718 Parkway Properties 114,500 4,231,920 SL Green Realty Corp. 375,000 30,551,250 OFFICE/INDUSTRIAL 2.5% Liberty Property Trust 585,299 18,208,652 Mission West Properties 778,800 7,359,660 RESIDENTIAL APARTMENT 13.4% 305,800 8,366,688 Apartment Investment & Management Co. 629,076 22,527,212 Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 LOR 706,600 17,325,832	Highwoods Properties	,	\$ 28,279,914
Maguire Properties 916,612 13,116,718 Parkway Properties 114,500 4,231,920 SL Green Realty Corp. 375,000 30,551,250 199,748,820 OFFICE/INDUSTRIAL 2.5% Liberty Property Trust 585,299 18,208,652 Mission West Properties 778,800 7,359,660 RESIDENTIAL APARTMENT 13.4% 305,800 8,366,688 Apartment Investment & Management Co. 629,076 22,527,212 Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366		4,736,303	5,735,270
Parkway Properties 114,500 4,231,920 SL Green Realty Corp. 375,000 30,551,250 199,748,820 OFFICE/INDUSTRIAL 2.5% Liberty Property Trust 585,299 18,208,652 Mission West Properties 778,800 7,359,660 RESIDENTIAL APARTMENT 13.4% American Campus Communities 305,800 8,366,688 Apartment Investment & Management Co. 629,076 22,527,212 Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366 133,843,366		1,188,800	42,452,048
SL Green Realty Corp. 375,000 30,551,250 199,748,820 OFFICE/INDUSTRIAL 2.5% Liberty Property Trust 585,299 18,208,652 Mission West Properties 778,800 7,359,660 ESIDENTIAL APARTMENT 13.4% *** American Campus Communities 305,800 8,366,688 Apartment Investment & Management Co. 629,076 22,527,212 Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366		916,612	13,116,718
199,748,820 OFFICE/INDUSTRIAL 2.5% Liberty Property Trust 585,299 18,208,652 Mission West Properties 778,800 7,359,660 RESIDENTIAL APARTMENT 13.4% 25,568,312 American Campus Communities 305,800 8,366,688 Apartment Investment & Management Co. 629,076 22,527,212 Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366	Parkway Properties	114,500	4,231,920
OFFICE/INDUSTRIAL 2.5% Liberty Property Trust 585,299 18,208,652 Mission West Properties 778,800 7,359,660 ESIDENTIAL APARTMENT 13.4% American Campus Communities 305,800 8,366,688 Apartment Investment & Management Co. 629,076 22,527,212 Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366	SL Green Realty Corp.	375,000	30,551,250
Liberty Property Trust 585,299 18,208,652 Mission West Properties 778,800 7,359,660 25,568,312 RESIDENTIAL APARTMENT 13.4% American Campus Communities 305,800 8,366,688 Apartment Investment & Management Co. 629,076 22,527,212 Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366			199,748,820
Mission West Properties 778,800 7,359,660 ERESIDENTIAL APARTMENT 13.4% American Campus Communities 305,800 8,366,688 Apartment Investment & Management Co. 629,076 22,527,212 Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366	OFFICE/INDUSTRIAL 2.5%		
25,568,312 RESIDENTIAL APARTMENT 13.4% American Campus Communities 305,800 8,366,688 Apartment Investment & Management Co. 629,076 22,527,212 Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366	Liberty Property Trust	585,299	18,208,652
RESIDENTIAL APARTMENT 13.4% American Campus Communities 305,800 8,366,688 Apartment Investment & Management Co. 629,076 22,527,212 Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366	Mission West Properties	778,800	7,359,660
American Campus Communities 305,800 8,366,688 Apartment Investment & Management Co. 629,076 22,527,212 Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366			25,568,312
Apartment Investment & Management Co. 629,076 22,527,212 Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366	RESIDENTIAL APARTMENT 13.4%		
Camden Property Trust 556,800 27,951,360 Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366	American Campus Communities	305,800	8,366,688
Education Realty Trust 420,500 5,285,685 Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366	Apartment Investment & Management Co.	629,076	22,527,212
Home Properties 701,120 33,646,749 Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366	Camden Property Trust	556,800	27,951,360
Mid-America Apartment Communities 376,000 18,739,840 UDR 706,600 17,325,832 133,843,366	Education Realty Trust	420,500	5,285,685
UDR 706,600 17,325,832 133,843,366	Home Properties	701,120	33,646,749
133,843,366	Mid-America Apartment Communities	376,000	18,739,840
	UDR	706,600	17,325,832
			133,843,366
SELF STURAGE 2.3%	SELF STORAGE 2.3%		
Extra Space Storage 315,700 5,111,183	Extra Space Storage	315,700	5,111,183
Sovran Self Storage 413,200 17,647,772	Sovran Self Storage	413,200	17,647,772
22,758,955			22,758,955
SHOPPING CENTER 14.5%	SHOPPING CENTER 14.5%		
COMMUNITY CENTER 4.6%	COMMUNITY CENTER 4.6%		
Cedar Shopping Centers 398,600 4,655,648	Cedar Shopping Centers	398,600	4,655,648
Developers Diversified Realty Corp. 651,100 27,268,068	Developers Diversified Realty Corp.	651,100	27,268,068
Inland Real Estate Corp. 395,700 6,018,597	Inland Real Estate Corp.	395,700	6,018,597
Ramco-Gershenson Properties Trust 390,000 8,232,900	Ramco-Gershenson Properties Trust	390,000	8,232,900
46,175,213			46,175,213

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	Number of Shares	Value
REGIONAL MALL 9.9%		
General Growth Properties	1,105,953	\$ 42,214,226
Glimcher Realty Trust	1,780,500	21,294,780
Macerich Co.	503,412	35,374,761
		98,883,767
TOTAL SHOPPING CENTER		145,058,980
SPECIALTY 0.7%		
Entertainment Properties Trust	147,898	7,295,808
TOTAL COMMON STOCK		
(Identified cost \$744,688,511)		853,088,301

PREFERRED SECURITIES \$25 PAR VALUE 41.6%