

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

February 25, 2003

PAGE 1  
000 B000000 12/31/2002  
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 Y  
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 STATE STREET CORPORATION  
010 B000001 85-05003  
010 C010001 BOSTON  
010 C020001 MA  
010 C030001 02110  
010 C040001 8200  
012 A000001 STATE STREET CORPORATION  
012 B000001 85-05003  
012 C010001 BOSTON  
012 C020001 MA  
012 C030001 02110  
012 C040001 8200  
013 A000001 PRICEWATERHOUSECOOPERS, LLC  
PAGE 2  
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

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

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 8  
019 C000000 COHENSTEER  
020 A000001 JEFFERIES & CO  
020 B000001 95-2622900  
020 C000001 238  
020 A000002 LEHMAN BROTHERS INC.  
020 B000002 13-2518466  
020 C000002 131  
020 A000003 LEGG MASON WOOD WALKER  
020 B000003 13-5659485  
020 C000003 107  
020 A000004 RAYMOND JAMES AND ASSOC.  
020 B000004 59-1237041  
020 C000004 85  
020 A000005 MORGAN STANLEY CO. INC.  
020 B000005 13-2655998  
020 C000005 80  
020 A000006 GREEN STREET ADVISORS INC.  
020 C000006 78  
020 A000007 BANCAMERICA SECURITY LLC MONT.  
020 B000007 95-4035346  
020 C000007 64  
020 A000008 MERRILL LYNCH PIERCE FENNER  
020 B000008 13-5674085  
020 C000008 63  
020 A000009 FIRST UNION CAPITAL MARKETS  
020 B000009 56-1529080  
020 C000009 58  
020 A000010 CREDIT SUISSE FIRST BOSTON CORP.  
020 B000010 13-5659485  
020 C000010 40  
021 000000 1213  
022 A000001 MERRILL LYNCH PIERCE FENNER  
022 B000001 13-5674085  
022 C000001 122565  
022 D000001 1224  
022 A000002 JEFFERIES & CO., INC.  
PAGE 3  
022 B000002 95-2622900  
022 C000002 90033  
022 D000002 9466  
022 A000003 RAYMOND JAMES AND ASSOC.  
022 B000003 59-1237041  
022 C000003 70406  
022 D000003 886  
022 A000004 LEHMAN BROTHERS, INC.  
022 B000004 13-2518466  
022 C000004 47063  
022 D000004 12756  
022 A000005 LEGG MASON WOOD WALKER  
022 B000005 13-5659485  
022 C000005 45314  
022 D000005 2799  
022 A000006 B TRADE SERVICES

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

022	C000006	39268
022	D000006	6958
022	A000007	BEAR STEARNS SECURITIES
022	B000007	13-3299429
022	C000007	36821
022	D000007	5637
022	A000008	MORGAN STANLEY CO. INC.
022	B000008	13-2655998
022	C000008	38928
022	D000008	518
022	A000009	GREEN STREET ADVISORS INC.
022	C000009	27441
022	D000009	4142
022	A000010	BANC AMERICA SECURITY LLC. MONT.
022	B000010	95-4035346
022	C000010	21449
022	D000010	8774
023	C000000	920174
023	D000000	88394
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
026	E000000	N
026	F000000	N
026	G010000	N
	PAGE	4
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
028	F010000	0
028	F020000	0
028	F030000	0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

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
042	G000000	0
042	H000000	0
043	000000	0
	PAGE 5	
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
054	B000000	Y
054	C000000	N
054	D000000	N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

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  
055 B000000 N  
056 000000 Y  
057 000000 N  
PAGE 6  
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 N  
070 A020000 N  
070 B010000 N  
070 B020000 N  
070 C010000 N  
070 C020000 N  
070 D010000 N  
070 D020000 N  
070 E010000 N  
070 E020000 N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

070 F010000 N  
070 F020000 N  
070 G010000 N  
070 G020000 N  
070 H010000 N  
PAGE 7  
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 N  
070 M020000 N  
070 N010000 N  
070 N020000 N  
070 O010000 Y  
070 O020000 N  
070 P010000 N  
070 P020000 N  
070 Q010000 N  
070 Q020000 N  
070 R010000 N  
070 R020000 N  
071 A000000 920174  
071 B000000 88394  
071 C000000 714356  
071 D000000 12  
072 A000000 10  
072 B000000 833  
072 C000000 51367  
072 D000000 0  
072 E000000 0  
072 F000000 5597  
072 G000000 270  
072 H000000 0  
072 I000000 17  
072 J000000 81  
072 K000000 0  
072 L000000 103  
072 M000000 39  
072 N000000 0  
072 O000000 0  
072 P000000 5030  
072 Q000000 0  
072 R000000 106  
072 S000000 16  
072 T000000 0  
072 U000000 0  
072 V000000 0  
072 W000000 629  
072 X000000 11888  
072 Y000000 2107  
072 Z000000 42419  
PAGE 8  
072AA000000 3066  
072BB000000 5425  
072CC010000 0  
072CC020000 45943

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

072DD010000	40322
072DD020000	0
072EE000000	0
073 A010000	0.7300
073 A020000	0.0000
073 B000000	0.0900
073 C000000	0.2300
074 A000000	1
074 B000000	0
074 C000000	4842
074 D000000	0
074 E000000	210474
074 F000000	591453
074 G000000	0
074 H000000	0
074 I000000	0
074 J000000	29
074 K000000	0
074 L000000	5592
074 M000000	30
074 N000000	812421
074 O000000	376
074 P000000	354
074 Q000000	0
074 R010000	0
074 R020000	0
074 R030000	0
074 R040000	299739
074 S000000	0
074 T000000	511952
074 U010000	38636
074 U020000	0
074 V010000	13.25
074 V020000	0.00
074 W000000	0.0000
074 X000000	110
074 Y000000	0
075 A000000	0
075 B000000	535761
076 000000	13.05
077 A000000	Y
077 B000000	Y
078 000000	N
080 A000000	NATIONAL UNION FIRE INSURANCE COMPANY
080 C000000	5975
081 A000000	Y
081 B000000	7
	PAGE 9
082 A000000	Y
082 B000000	5
083 A000000	N
083 B000000	0
084 A000000	N
084 B000000	0
085 A000000	Y
085 B000000	N
086 A010000	38382
086 A020000	35153
086 B010000	0
086 B020000	0
086 C010000	11
086 C020000	276639

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

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	