

COHEN & STEERS QUALITY INCOME REALTY FUND INC  
Form NSAR-A  
August 29, 2014

PAGE 1  
000 A000000 06/30/2014  
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  
001 B000000 811-10481  
001 C000000 2128323232  
002 A000000 280 PARK AVENUE  
002 B000000 NEW YORK  
002 C000000 NY  
002 D010000 10017  
003 000000 N  
004 000000 N  
005 000000 N  
006 000000 N  
007 A000000 N  
007 B000000 0  
007 C010100 1  
008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
008 B000001 A  
008 C000001 801-27721  
008 D010001 NEW YORK  
008 D020001 NY  
008 D030001 10017  
010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
010 B000001 801-27721  
010 C010001 NEW YORK  
010 C020001 NY  
010 C030001 10017  
010 A000002 STATE STREET BANK AND TRUST CO.  
010 B000002 85-05003  
010 C010002 BOSTON  
010 C020002 MA  
010 C030002 02111  
012 A000001 COMPUTERSHARE  
012 B000001 85-05006  
012 C010001 JERSEY CITY  
012 C020001 NJ  
012 C030001 07310  
013 A000001 PRICEWATERHOUSECOOPERS LLP  
013 B010001 NEW YORK  
013 B020001 NY  
013 B030001 10017  
014 A000001 COHEN & STEERS SECURITIES, LLC  
014 B000001 8-44123  
015 A000001 STATE STREET CORPORATION  
PAGE 2  
015 B000001 C  
015 C010001 BOSTON  
015 C020001 MA  
015 C030001 02111  
015 C040001 8200  
015 E010001 X

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

015 A000002 DEUTSCHE BANK AG  
015 B000002 S  
015 C010002 VIENNA  
015 D010002 AUSTRIA  
015 D020002 A-1010  
015 E040002 X  
015 A000003 THE HONGKONG AND SHANGHAI BANKING CORP. LTD.  
015 B000003 S  
015 C010003 SYDNEY  
015 D010003 AUSTRALIA  
015 D020003 NSW 2000  
015 E040003 X  
015 A000004 DEUTSCHE BANK AG  
015 B000004 S  
015 C010004 BRUSSELS  
015 D010004 BELGIUM  
015 D020004 1101 HE  
015 E040004 X  
015 A000005 STATE STREET TRUST COMPANY CANADA  
015 B000005 S  
015 C010005 TORONTO  
015 D010005 CANADA  
015 D020005 M5C 3G6  
015 E040005 X  
015 A000006 RBC DEXIA INVESTOR SERVICES  
015 B000006 S  
015 C010006 TORONTO  
015 D010006 CANADA  
015 D020006 M5V 3L3  
015 E040006 X  
015 A000007 CLEARSTREAM BANKING SA  
015 B000007 S  
015 C010007 LUXEMBOURG  
015 D010007 LUXEMBOURG  
015 D020007 L-1855  
015 E040007 X  
015 A000008 CREDIT SUISSE AG  
015 B000008 S  
015 C010008 ZURICH  
015 D010008 SWITZERLAND  
015 D020008 8070  
015 E040008 X  
015 A000009 DEUTSCHE BANK AG  
015 B000009 S  
015 C010009 ESCHBORN  
PAGE 3  
015 D010009 GERMANY  
015 D020009 D-65760  
015 E040009 X  
015 A000010 DEUTSCHE BANK S.A.E.  
015 B000010 S  
015 C010010 MADRID  
015 D010010 SPAIN  
015 D020010 28020  
015 E040010 X  
015 A000011 SKANDINAVISKA ENSKILDA BANKEN AB (SEB)  
015 B000011 S  
015 C010011 HELSINKI  
015 D010011 FINLAND  
015 D020011 SF-00101  
015 E040011 X  
015 A000012 DEUTSCHE BANK AG

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

015 B000012 S  
015 C010012 PARIS  
015 D010012 FRANCE  
015 D020012 1101 HE  
015 E040012 X  
015 A000013 STATE STREET BANK & TRUST COMPANY  
015 B000013 S  
015 C010013 EDINBURGH  
015 D010013 SCOTLAND  
015 D020013 EH5 2AW  
015 E040013 X  
015 A000014 STANDARD CHARTERED BANK (HONG KONG) LTD.  
015 B000014 S  
015 C010014 KWUN TONG  
015 D010014 HONG KONG  
015 E040014 X  
015 A000015 Deutsche Bank S.p.A  
015 B000015 S  
015 C010015 MILAN  
015 D010015 Italy  
015 D020015 20121  
015 E040015 X  
015 A000016 THE HONGKONG AND SHANGHAI BANKING CORP., LTD.  
015 B000016 S  
015 C010016 Tokyo  
015 D010016 Japan  
015 D020016 1030027  
015 E040016 X  
015 A000017 BANCO NACIONAL DE MEXICO (BANAMEX)  
015 B000017 S  
015 C010017 MEXICO CITY  
015 D010017 MEXICO  
015 D020017 01210  
015 E040017 X  
015 A000018 DEUTSCHE BANK AG  
PAGE 4  
015 B000018 S  
015 C010018 AMSTERDAM  
015 D010018 NETHERLANDS  
015 D020018 1101 HE  
015 E040018 X  
015 A000019 SKANDINAVISKA ENSKILDA BANKEN AB  
015 B000019 S  
015 C010019 OSLO  
015 D010019 NORWAY  
015 D020019 NO-0123  
015 E040019 X  
015 A000020 THE HONGKONG AND SHANGHAI BANKING CORP., LTD.  
015 B000020 S  
015 C010020 AUCKLAND  
015 D010020 NEW ZEALAND  
015 D020020 1010  
015 E040020 X  
015 A000021 SKANDINAVINSKA ENSKILDA BANKEN AB  
015 B000021 S  
015 C010021 STOCKHOLM  
015 D010021 SWEDEN  
015 D020021 SE-106 40  
015 E040021 X  
015 A000022 CITIBANK N.A.  
015 B000022 S  
015 C010022 SINGAPORE

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

015 D010022 SINGAPORE  
015 D020022 486026  
015 E040022 X  
018 000000 Y  
019 A000000 Y  
019 B000000 21  
019 C000000 COHENSTEER  
020 A000001 J.P. MORGAN SECURITIES, INC.  
020 B000001 13-3379014  
020 C000001 94  
020 A000002 MERRILL LYNCH & CO.  
020 B000002 13-5674085  
020 C000002 62  
020 A000003 DEUTSCHE BANK AG  
020 B000003 13-2730828  
020 C000003 46  
020 A000004 ROYAL BANK OF CANADA  
020 B000004 13-5377855  
020 C000004 46  
020 A000005 MORGAN STANLEY  
020 B000005 13-2655998  
020 C000005 44  
020 A000006 CITIGROUP GLOBAL MARKETS INC.  
020 B000006 11-2418191  
020 C000006 40  
PAGE 5  
020 A000007 PERSHING LLC  
020 B000007 13-2741729  
020 C000007 39  
020 A000008 GOLDMAN SACHS & CO.  
020 B000008 13-5108880  
020 C000008 31  
020 A000009 WELLS FARGO SECURITIES, LLC  
020 B000009 94-3379992  
020 C000009 29  
020 A000010 UBS WARBURG  
020 B000010 13-3783456  
020 C000010 29  
021 000000 611  
022 A000001 STATE STREET BANK AND TRUST CO.  
022 B000001 04-1867445  
022 C000001 122500  
022 D000001 0  
022 A000002 FEDERATED GOVERNMENT OBLIGATIONS FUND  
022 C000002 0  
022 D000002 108800  
022 A000003 MERRILL LYNCH & CO.  
022 B000003 13-5674085  
022 C000003 36776  
022 D000003 3241  
022 A000004 WELLS FARGO SECURITIES, LLC  
022 B000004 94-3379992  
022 C000004 20156  
022 D000004 14300  
022 A000005 CITIGROUP GLOBAL MARKETS INC.  
022 B000005 11-2418191  
022 C000005 10840  
022 D000005 7458  
022 A000006 MORGAN STANLEY  
022 B000006 13-2655998  
022 C000006 14100  
022 D000006 2016

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

022 A000007 GOLDMAN SACHS & CO.  
022 B000007 13-5108880  
022 C000007 5730  
022 D000007 2997  
022 A000008 CREDIT SUISSE  
022 B000008 13-5659485  
022 C000008 5466  
022 D000008 582  
022 A000009 DEUTSCHE BANK AG  
022 B000009 13-2730828  
022 C000009 0  
022 D000009 4683  
022 A000010 UBS WARBURG  
022 B000010 13-3783456  
022 C000010 0  
PAGE 6  
022 D000010 3562  
023 C000000 222189  
023 D000000 154059  
024 000000 Y  
025 A000001 STATE STREET BANK AND TRUST CO.  
025 B000001 04-1867445  
025 C000001 D  
025 D000001 17700  
025 A000002 CREDIT SUISSE  
025 B000002 13-5659485  
025 C000002 D  
025 D000002 3651  
026 A000000 N  
026 B000000 Y  
026 C000000 N  
026 D000000 Y  
026 E000000 N  
026 F000000 N  
026 G010000 N  
026 G020000 Y  
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  
028 F040000 0

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

028 G010000 0  
 028 G020000 0  
 028 G030000 0  
 028 G040000 0  
 028 H000000 0

PAGE 7

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  
 044 000000 0  
 045 000000 Y  
 046 000000 N  
 047 000000 Y  
 048 000000 0.850  
 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

PAGE 8

054 A000000 Y  
 054 B000000 Y  
 054 C000000 N  
 054 D000000 N

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

054 E000000 N  
054 F000000 N  
054 G000000 Y  
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 Y  
056 000000 Y  
057 000000 N  
058 A000000 N  
059 000000 Y  
060 A000000 N  
060 B000000 N  
061 000000 0  
062 A000000 N  
062 B000000 0.0  
062 C000000 0.0  
062 D000000 0.0  
062 E000000 0.0  
062 F000000 0.0  
062 G000000 0.0  
062 H000000 0.0  
062 I000000 0.0  
062 J000000 0.0  
062 K000000 0.0  
062 L000000 0.0  
062 M000000 0.0  
062 N000000 0.0  
062 O000000 0.0  
062 P000000 0.0  
062 Q000000 0.0  
062 R000000 0.0  
063 A000000 0  
063 B000000 0.0  
066 A000000 Y  
066 B000000 N  
066 C000000 N  
066 D000000 N  
066 E000000 N  
066 F000000 Y  
066 G000000 N  
PAGE 9  
067 000000 N  
068 A000000 N  
068 B000000 N  
069 000000 N  
070 A010000 Y  
070 A020000 N  
070 B010000 Y  
070 B020000 Y  
070 C010000 Y  
070 C020000 N  
070 D010000 Y  
070 D020000 N  
070 E010000 Y  
070 E020000 N

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

070	F010000	Y	
070	F020000	N	
070	G010000	Y	
070	G020000	N	
070	H010000	Y	
070	H020000	N	
070	I010000	N	
070	I020000	N	
070	J010000	Y	
070	J020000	Y	
070	K010000	Y	
070	K020000	Y	
070	L010000	Y	
070	L020000	Y	
070	M010000	Y	
070	M020000	Y	
070	N010000	Y	
070	N020000	Y	
070	O010000	Y	
070	O020000	Y	
070	P010000	Y	
070	P020000	N	
070	Q010000	Y	
070	Q020000	N	
070	R010000	N	
070	R020000	N	
071	A000000		460013
071	B000000		489039
071	C000000		1709747
071	D000000		27
072	A000000	6	
072	B000000		3226
072	C000000		22547
072	D000000		0
072	E000000		56
072	F000000		7342
072	G000000		292
	PAGE	10	
072	H000000		0
072	I000000		0
072	J000000		84
072	K000000		0
072	L000000		149
072	M000000		35
072	N000000		0
072	O000000		0
072	P000000		4272
072	Q000000		0
072	R000000		33
072	S000000		10
072	T000000		0
072	U000000		0
072	V000000		0
072	W000000		35
072	X000000		12252
072	Y000000		0
072	Z000000		13577
072AA	000000		76606
072BB	000000		2703
072CC	010000		166123
072CC	020000		0
072DD	010000		41666



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

072DD020000	0
072EE000000	0
073 A010000	0.3800
073 A020000	0.0000
073 B000000	0.0000
073 C000000	0.0000
074 A000000	17829
074 B000000	0
074 C000000	0
074 D000000	4693
074 E000000	300740
074 F000000	1494389
074 G000000	0
074 H000000	0
074 I000000	17700
074 J000000	12137
074 K000000	0
074 L000000	6553
074 M000000	135
074 N000000	1854176
074 O000000	25320
074 P000000	1308
074 Q000000	460000
074 R010000	0
074 R020000	0
074 R030000	0
074 R040000	1553
PAGE 11	
074 S000000	0
074 T000000	1365995
074 U010000	109646
074 U020000	0
074 V010000	12.46
074 V020000	0.00
074 W000000	0.0000
074 X000000	43451
074 Y000000	935144
075 A000000	0
075 B000000	1280652
076 000000	11.25
077 A000000	N
078 000000	N
080 C000000	0
081 B000000	0
082 B000000	0
083 B000000	0
084 B000000	0
086 A010000	0
086 A020000	0
086 B010000	0
086 B020000	0
086 C010000	0
086 C020000	0
086 D010000	0
086 D020000	0
086 E010000	0
086 E020000	0
086 F010000	0
086 F020000	0
087 A010000	COMMON STOCK
087 A020000	19247L106
087 A030000	RQI

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

088 A000000 N  
088 B000000 N  
088 C000000 N  
088 D000000 N

SIGNATURE JAMES GIALLANZA  
TITLE TREASURER AND CFO