

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form NSAR-A
August 29, 2017

PAGE 1
000 A000000 06/30/2017
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 A.G., NETHERLANDS
015 B000004 S
015 C010004 AMSTERDAM
015 D010004 NETHERLANDS
015 D020004 1101 HE
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 CLEARSTREAM BANKING SA
015 B000006 S
015 C010006 LUXEMBOURG
015 D010006 LUXEMBOURG
015 D020006 L-1855
015 E040006 X
015 A000007 CREDIT SUISSE AG
015 B000007 S
015 C010007 ZURICH
015 D010007 SWITZERLAND
015 D020007 8070
015 E040007 X
015 A000008 DEUTSCHE BANK S.A.E.
015 B000008 S
015 C010008 MADRID
015 D010008 SPAIN
015 D020008 28020
015 E040008 X
015 A000009 NORDEA BANK FINLAND PLC
015 B000009 S
015 C010009 HELSINKI
015 D010009 FINLAND
015 D020009 00500
015 E040009 X
015 A000010 DEUTSCHE BANK A.G., NETHERLANDS
015 B000010 S
015 C010010 AMSTERDAM
015 D010010 NETHERLANDS
015 D020010 1101 HE
015 A000011 STATE STREET BANK & TRUST COMPANY
015 B000011 S
015 C010011 EDINBURGH
015 D010011 SCOTLAND
015 D020011 EH5 2AW
015 E040011 X
015 A000012 STANDARD CHARTERED BANK (HONG KONG) Limited.
015 B000012 S
015 C010012 KWUN TONG

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

015 D010012 HONG KONG
015 E040012 X
015 A000013 Deutsche Bank S.p.A
015 B000013 S
015 C010013 MILAN
015 D010013 Italy
015 D020013 20121
015 E040013 X
015 A000014 THE HONGKONG AND SHANGHAI BANKING CORP
015 B000014 S
015 C010014 Tokyo
015 D010014 Japan
015 D020014 1030027
015 E040014 X
015 A000015 BANCO NACIONAL DE MEXICO S.A. (BANAMEX)
015 B000015 S
015 C010015 SANTA FE
015 D010015 MEXICO
015 D020015 01219
015 E040015 X
015 A000016 DEUTSCHE BANK A.G., NETHERLANDS
015 B000016 S
015 C010016 AMSTERDAM
015 D010016 NETHERLANDS
015 D020016 1101 HE
015 A000017 NORDEA BANK NORGE ASA
015 B000017 S
015 C010017 OSLO
015 D010017 NORWAY
015 D020017 0368
015 E040017 X
015 A000018 THE HONGKONG AND SHANGHAI BANKING CORP., LTD.
015 B000018 S
015 C010018 AUCKLAND
015 D010018 NEW ZEALAND
PAGE 4
015 D020018 1010
015 E040018 X
015 A000019 NORDEA BANK AB (PUBL)
015 B000019 S
015 C010019 STOCKHOLM
015 D010019 SWEDEN
015 D020019 105 71
015 E040019 X
015 A000020 CITIBANK N.A.
015 B000020 S
015 C010020 SINGAPORE
015 D010020 SINGAPORE
015 D020020 486026
015 E040020 X
015 A000021 CITIBANK N.A.
015 B000021 S
015 C010021 SAO PAULO
015 D010021 BRAZIL
015 D020021 01311-920
015 E040021 X
018 000000 Y
019 A000000 Y
019 B000000 22
019 C000000 COHENSTEER
020 A000001 GOLDMAN SACHS & CO.
020 B000001 13-5108880

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

020 C000001 59
020 A000002 JPMORGAN CHASE & CO.
020 B000002 13-3379014
020 C000002 51
020 A000003 NATIONAL FINANCIAL SERVICES LLC
020 B000003 04-3523567
020 C000003 39
020 A000004 SANFORD C. BERNSTEIN & CO., LLC
020 B000004 13-4132953
020 C000004 38
020 A000005 ROYAL BANK OF CANADA
020 B000005 13-5377855
020 C000005 33
020 A000006 MERRILL LYNCH & CO.
020 B000006 13-5674085
020 C000006 22
020 A000007 MORGAN STANLEY & INC
020 B000007 13-2655998
020 C000007 19
020 A000008 CITIGROUP GLOBAL MARKETS INC.
020 B000008 11-2418191
020 C000008 16
020 A000009 BARCLAYS CAPITAL INC.
020 B000009 06-1031656
020 C000009 12

PAGE 5

020 A000010 WELLS FARGO BANK
020 B000010 94-3379992
020 C000010 6
021 000000 311
022 A000001 STATE STREET BANK AND TRUST CO.
022 B000001 04-1867445
022 C000001 169782
022 D000001 184182
022 A000002 WELLS FARGO BANK
022 B000002 94-3379992
022 C000002 26176
022 D000002 11360
022 A000003 MERRILL LYNCH & CO.
022 B000003 13-5674085
022 C000003 18350
022 D000003 7886
022 A000004 MORGAN STANLEY & INC
022 B000004 13-2655998
022 C000004 4686
022 D000004 13604
022 A000005 GOLDMAN SACHS & CO.
022 B000005 13-5108880
022 C000005 4568
022 D000005 6047
022 A000006 JPMORGAN CHASE & CO.
022 B000006 13-3379014
022 C000006 7948
022 D000006 1552
022 A000007 CS FIRST BOSTON
022 B000007 13-5659485
022 C000007 7558
022 D000007 0
022 A000008 PERSHING LLC
022 B000008 13-2741729
022 C000008 6929
022 D000008 0

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

022 A000009 CITIGROUP GLOBAL MARKETS INC.
022 B000009 11-2418191
022 C000009 1631
022 D000009 3253
022 A000010 CANTOR FITZGERALD & CO.
022 B000010 13-3680184
022 C000010 0
022 D000010 3131
023 C000000 256143
023 D000000 232621
024 000000 Y
025 A000001 WELLS FARGO BANK
025 B000001 94-3379992
025 C000001 E
025 D000001 5635
PAGE 6
025 A000002 JPMORGAN CHASE & CO.
025 B000002 13-3379014
025 C000002 E
025 D000002 5119
025 A000003 STATE STREET BANK AND TRUST CO.
025 B000003 04-1867445
025 C000003 D
025 D000003 29400
025 A000004 MERRILL LYNCH & CO.
025 B000004 13-5674085
025 C000004 E
025 D000004 7866
025 A000005 CITIGROUP GLOBAL MARKETS INC.
025 B000005 11-2418191
025 C000005 E
025 D000005 4305
025 A000006 CS FIRST BOSTON
025 B000006 13-5659485
025 C000006 E
025 D000006 3249
025 A000007 BARCLAYS CAPITAL INC.
025 B000007 06-1031656
025 C000007 E
025 D000007 13823
026 A000000 N
026 B000000 Y
026 C000000 Y
026 D000000 Y
026 E000000 N
026 F000000 N
026 G010000 Y
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

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

028	D010000	0
028	D020000	0
028	D030000	0
028	D040000	0
028	E010000	0
PAGE 7		
028	E020000	0
028	E030000	0
028	E040000	0
028	F010000	0
028	F020000	0
028	F030000	0
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
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
PAGE 8		
048	H020000	0.000
048	I010000	0
048	I020000	0.000
048	J010000	0

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

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	
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	Y	
060	B000000	Y	
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	
	PAGE	9	
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	

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

068 B000000 N
069 000000 N
070 A010000 Y
070 A020000 N
070 B010000 Y
070 B020000 N
070 C010000 Y
070 C020000 N
070 D010000 Y
070 D020000 N
070 E010000 Y
070 E020000 N
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

PAGE 10

070 R020000 N
071 A000000 365455
071 B000000 333034
071 C000000 1873627
071 D000000 18
072 A000000 6
072 B000000 3168
072 C000000 26287
072 D000000 0
072 E000000 48
072 F000000 8157
072 G000000 319
072 H000000 0
072 I000000 0
072 J000000 82
072 K000000 0
072 L000000 284
072 M000000 54
072 N000000 0
072 O000000 0
072 P000000 4545
072 Q000000 0
072 R000000 37
072 S000000 10

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

072 T000000	0
072 U000000	0
072 V000000	0
072 W000000	102
072 X000000	13590
072 Y000000	0
072 Z000000	15913
072AA000000	56790
072BB000000	14143
072CC010000	14893
072CC020000	0
072DD010000	52397
072DD020000	0
072EE000000	0
073 A010000	0.4800
073 A020000	0.0000
073 B000000	0.0000
073 C000000	0.0000
074 A000000	9875
074 B000000	0
074 C000000	0
074 D000000	0
074 E000000	349572
074 F000000	1550461
074 G000000	0
074 H000000	0
074 I000000	29400
PAGE 11	
074 J000000	425
074 K000000	0
074 L000000	8690
074 M000000	70
074 N000000	1948493
074 O000000	0
074 P000000	1398
074 Q000000	460000
074 R010000	0
074 R020000	0
074 R030000	0
074 R040000	758
074 S000000	0
074 T000000	1486337
074 U010000	109161
074 U020000	0
074 V010000	13.62
074 V020000	0.00
074 W000000	0.0000
074 X000000	36940
074 Y000000	931482
075 A000000	0
075 B000000	1473264
076 000000	12.59
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

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

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
088	A000000	N
088	B000000	N
088	C000000	N
088	D000000	N
SIGNATURE	ALBERT LASKAJ	
TITLE	TREASURER	