

COHEN & STEERS REIT & PREFERRED INCOME FUND INC
 Form N-Q
 November 29, 2004

UNITED STATES
 SECURITIES AND EXCHANGE COMMISSION
 Washington, DC 20549

FORM N-Q

QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF
 REGISTERED MANAGEMENT COMPANY

Investment Company Act file number: 811-21326

Exact Name of Registrant
 (as specified in charter): Cohen & Steers REIT and Preferred Income Fund, Inc.

Address of Principal Executive Office: 757 Third Avenue
 New York, NY 10017

Name and address of agent for service: John E. McLean
 757 Third Avenue
 New York, NY 10017

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

Date of fiscal year end: December 31

Date of reporting period: September 30, 2004

Item 1. Schedule of Investments

 COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS
 SEPTEMBER 30, 2004 (UNAUDITED)

	NUMBER OF SHARES	VALUE	DIVIDEND YIELD (a)

COMMON STOCK	84.77%(b)		
DIVERSIFIED	7.06%		
Capital Trust Class A.....	97,400	\$ 2,834,340	6.19%
Colonial Properties Trust.....	300,000	12,066,000	6.66
Crescent Real Estate Equities Co.....	1,490,500	23,460,470	9.53
iStar Financial.....	990,000	40,817,700	6.77
Vornado Realty Trust.....	239,100	14,986,788	4.53

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			94,165,298	

HEALTH CARE	13.04%			
Health Care Property Investors.....		2,900,600	75,415,600	6.42
Health Care REIT.....		1,745,600	61,445,120	6.82
Nationwide Health Properties.....		1,362,200	28,265,650	7.13
Ventas.....		335,000	8,683,200	5.02

			173,809,570	

HOTEL	2.07%			
Hospitality Properties Trust.....		545,200	23,165,548	6.78
Strategic Hotel Capital.....		323,800	4,377,776	6.51

			27,543,324	

INDUSTRIAL	4.08%			
First Industrial Realty Trust.....		1,472,200	54,324,180	7.43

MORTGAGE	2.36%			
Newcastle Investment Corp.....		1,024,274	31,445,212	7.82

OFFICE	24.35%			
Arden Realty.....		1,488,700	48,501,846	6.20
Brandywine Realty Trust.....		787,800	22,436,544	6.18
CarrAmerica Realty Corp.....		942,300	30,813,210	6.12
CRT Properties.....		290,000	6,220,500	6.53
Equity Office Properties Trust.....		2,943,300	80,204,925	7.34
Highwoods Properties.....		910,200	22,400,022	6.91
HRPT Properties Trust.....		1,228,400	13,500,116	7.64
Mack-Cali Realty Corp.....		1,259,500	55,795,850	5.69
Maguire Properties.....		1,286,100	31,265,091	6.58
Prentiss Properties Trust.....		374,900	13,496,400	6.22

			324,634,504	

(a) Dividend yield is computed by dividing the security's current annual dividend rate by the last sale price on the principal exchange, or market, on which such security trades.

(b) Percentages indicated are based on the net assets of the fund.

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	NUMBER OF SHARES	VALUE	DIVIDEND YIELD
OFFICE/INDUSTRIAL	4.31%		
Liberty Property Trust.....	1,143,300	\$ 45,549,072	6.12%
Mission West Properties.....	908,900	9,407,115	9.28
Reckson Associates Realty Corp.....	87,500	2,515,625	5.91
		57,471,812	
RESIDENTIAL -- APARTMENT	13.28%		
AMLI Residential Properties Trust....	590,400	18,036,720	6.28
Archstone-Smith Trust.....	2,324,000	73,531,360	5.44
Camden Property Trust.....	581,800	26,879,160	5.50
Gables Residential Trust.....	1,186,100	40,505,315	7.06
Mid-America Apartment Communities....	349,000	13,593,550	6.01
Town & Country Trust.....	173,400	4,413,030	6.76
		176,959,135	
SELF STORAGE	0.65%		
Sovran Self Storage.....	222,200	8,705,796	6.18
SHOPPING CENTER	13.57%		
COMMUNITY CENTER	8.10%		
Cedar Shopping Centers.....	400,000	5,580,000	6.45
Heritage Property Investment Trust...	2,002,300	58,407,091	7.20
New Plan Excel Realty Trust.....	1,340,500	33,512,500	6.60
Ramco-Gershenson Properties Trust....	390,000	10,561,200	6.20
		108,060,791	
REGIONAL MALL	5.47%		
Glimcher Realty Trust.....	2,121,600	51,554,880	7.90
Macerich Co.....	215,200	11,468,008	4.58
Mills Corp.....	190,200	9,865,674	4.59
		72,888,562	
TOTAL SHOPPING CENTER.....		180,949,353	
TOTAL COMMON STOCK			
(Identified cost --			
\$943,674,848).....		1,130,008,184	
PREFERRED SECURITIES -- \$25			
PAR VALUE	26.14%		
AGRICULTURAL CHEMICALS	0.20%		
Agrium, 8.00% (COPrS).....	107,600	2,715,824	7.92

 COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS -- (CONTINUED)
 SEPTEMBER 30, 2004 (UNAUDITED)

	NUMBER OF SHARES	VALUE	DIVIDEND YIELD
	-----	-----	-----
AUTOMOTIVE	1.16%		
DaimlerChrysler, 7.25% (CBTCS).....	23,708	\$ 600,049	7.15%
DaimlerChrysler, 7.50% (CBTCS).....	37,300	967,935	7.24
Delphi Trust I, 8.25%, due 10/15/33, Series A.....	456,100	11,785,624	7.97
Ford Motor Co., 8.00% (CORTS).....	80,000	2,085,600	7.67

		15,439,208	

BANK	2.49%		
ASBC Capital I, 7.625%, Series A (TOPrS).....	75,500	2,023,400	7.13
Cobank ACB, 7.00%, 144A(a).....	200,000	10,315,960	6.79
Colonial Capital Trust IV, 7.875%....	310,000	8,292,500	7.36
Countrywide Capital IV, 6.75%.....	71,100	1,793,853	6.70
First Republic Bank, 6.70%.....	200,000	5,010,000	6.71
Fleet Capital Trust VII, 7.20% Series.....	94,800	2,488,500	6.86
Fleet Capital Trust VIII, 7.20% Series.....	87,900	2,314,407	6.84
Old Second Bancorp Capital Trust I, 7.80%.....	90,000	979,110	7.16

		33,217,730	

BANK -- FOREIGN	1.39%		
Abbey National PLC, 7.375%, Series B.	105,700	2,858,128	6.80
Abbey National PLC, 7.375%, Series C.	493,264	13,140,553	6.91
Northern Rock PLC, 8.00%, Series.....	30,000	753,339	7.96
Royal Bank of Scotland Group, 7.25%, Series H.....	69,300	1,750,518	7.17

		18,502,538	

ELECTRIC -- INTEGRATED	1.49%		
EIX Trust I, 7.875%, due 7/26/29, Series.....	165,900	4,182,339	7.81
Energy East Capital Trust I, 8.25%...	61,000	1,628,090	7.72
Enterprise Capital Trust, 7.44%.....	74,200	1,864,646	7.40
Northern States Power Co., 8.00%, Notes (PINES).....	41,700	1,132,155	7.37
PSEG Funding Trust II, 8.75% Series.....	199,900	5,509,244	7.95
Puget Sound Energy Capital Trust II,			

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8.40% (TOPrs).....	95,800	2,542,532	7.91
Southern California Edison, 7.23%, due 4/30/07, Series M.....	12,300	1,245,375	7.14
Virginia Power Capital Trust II, 7.375%, (TruPS).....	62,061	1,669,441	6.84

		19,773,822	

(a) The fund prices this security at fair value using procedures approved by the fund's board of directors.

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS -- (CONTINUED)
SEPTEMBER 30, 2004 (UNAUDITED)

		NUMBER OF SHARES	VALUE	DIVIDEND YIELD
		-----	-----	-----
FINANCE	0.91%			
CREDIT CARD	0.81%			
MBNA Capital, 8.125%, Series D (TruPS).....		234,100	\$ 6,250,470	7.60%
MBNA Capital, 8.10%, Series E (TOPrs).....		166,300	4,491,763	7.52

			10,742,233	

DIVERSIFIED FINANCIAL SERVICES	0.10%			
National Rural Utilities, 7.40% (QUICS).....		48,300	1,283,814	6.96

TOTAL FINANCE.....			12,026,047	

GAS -- DISTRIBUTION	3.59%			
Dominion CNG Capital, 8.40%.....		78,700	2,105,225	7.29
Laclede Capital Trust I, 7.70% (TOPrs).....		56,300	1,517,285	7.16
Southern Union Co., 7.55%, Series C..		1,040,000	28,017,600	7.02
Southwest Gas Capital Trust II, 7.70%.....		600,000	16,200,000	7.15

			47,840,110	

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INSURANCE	2.20%			
LIFE/HEALTH INSURANCE	0.21%			
Lincoln National Capital V, 7.65%,				
Series E (TruPS).....		63,700	1,688,050	7.21
Torchmark Capital Trust I, 7.75%.....		41,000	1,103,720	7.21
			2,791,770	
MULTI-LINE	0.81%			
ING Groep NV, 7.05% Series.....		241,600	6,313,008	6.74
ING Groep NV, 7.20% Series.....		165,700	4,407,620	6.77
			10,720,628	
PROPERTY/CASUALTY	0.99%			
ACE Ltd., 7.80%, Series C.....		380,400	10,232,760	7.25
St. Paul Capital Trust I, 7.60%				
(TruPS).....		115,130	3,003,742	7.27
			13,236,502	
REINSURANCE -- FOREIGN	0.19%			
RenaissanceRE Holdings Ltd., 8.10%,				
Series A.....		30,900	829,974	7.56
RenaissanceRE Holdings Ltd., 7.30%,				
Series B.....		65,900	1,743,055	6.92
			2,573,029	
TOTAL INSURANCE.....			29,321,929	

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS -- (CONTINUED)
SEPTEMBER 30, 2004 (UNAUDITED)

		NUMBER OF SHARES	VALUE	DIVIDEND YIELD
MEDIA	2.11%			
CABLE TELEVISION	1.28%			
Shaw Communications, 8.45%, Series A				
(COPrS).....		199,092	\$ 5,007,164	8.39%
Shaw Communications, 8.50%, Series B				
(COPrS).....		479,700	12,064,455	8.47

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			17,071,619	

DIVERSIFIED SERVICES	0.83%			
AOL Time Warner, 7.625%, Series A-1 (CABCO).....		109,900	2,900,261	7.24
Liberty Media Corp., 8.75% (CBTCS)...		198,500	5,250,325	8.28
Liberty Media Corp., 8.75% (PPLUS)...		108,745	2,926,328	8.14

			11,076,914	

TOTAL MEDIA.....			28,148,533	

MEDICAL -- HMO	0.06%			
Aetna, 8.50%, Senior Notes.....		32,000	861,120	7.92

OIL -- EXPLORATION	1.22%			
Nexen, 7.35%, due 11/1/43, Series B..		608,660	16,306,001	6.87

REAL ESTATE	7.42%			
Apartment Investment and Management Co., 8.00%, Series T.....		93,700	2,335,941	8.02
Cousins Properties, 7.75%, Series A..		457,500	11,798,925	7.52
Developers Diversified Realty Corp., 8.00%, Series G.....		38,700	1,021,293	7.58
Forest City Enterprises, 7.375%, Senior Notes.....		50,000	1,257,000	7.32
Glimcher Realty Trust, 8.75%, Series F.....		280,000	7,417,200	8.27
Glimcher Realty Trust, 8.125%, Series G.....		240,000	6,108,000	7.98
Health Care REIT, 7.875%, Series D...		100,000	2,534,000	7.77
Innkeepers USA Trust, 8.00%, Series C.....		88,000	2,226,400	7.91
iStar Financial, 7.875%, Series E....		400,000	10,076,000	7.82
iStar Financial, 7.80%, Series F.....		292,400	7,374,328	7.73
iStar Financial, 7.65%, Series G.....		80,000	2,000,000	7.64
Kilroy Realty Corp, 7.80%, Series E.....		100,000	2,589,000	7.53
Maguire Properties, 7.625%, Series A.....		288,900	7,193,610	7.67
Mid-America Apartment Communities, 8.30%, Series H.....		690,600	17,796,762	8.07
Mills Corp., 8.75%, Series E.....		197,600	5,335,200	8.11
Omega Healthcare Investors, 8.375%, Series D.....		200,000	5,210,000	8.02
Saul Centers, 8.00%, Series A.....		94,400	2,515,760	7.50
SL Green Realty Corp., 7.625%, Series C.....		100,000	2,563,000	7.45
SL Green Realty Corp., 7.875%, Series D.....		60,000	1,530,000	7.73

			98,882,419	

 COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS -- (CONTINUED)
 SEPTEMBER 30, 2004 (UNAUDITED)

	NUMBER OF SHARES	VALUE	DIVIDEND YIELD
	-----	-----	-----
TELECOMMUNICATION SERVICES			1.90%
Centaur Funding Corp., 9.08%(a) .. .	13,908	\$ 17,412,794	7.25%
Telephone & Data Systems, 7.60%, Series A.....	197,800	5,208,074	7.22
United States Cellular Corp., 7.50%, due 6/15/34, Series.....	105,000	2,756,250	7.16

		25,377,118	

TOTAL PREFERRED SECURITIES -- \$25 PAR VALUE (Identified cost -- \$337,940,464).....		348,412,399	

PREFERRED SECURITIES --			
CAPITAL TRUST			32.64%
BANK			7.04%
AgFirst Farm Credit Bank, 7.30%, due 10/14/49, 144A.....	29,100,000	29,392,455	7.23
Astoria Capital Trust I, 9.75%, due 11/1/29, Series B.....	13,500,000	16,051,500	8.20
BankBoston Capital Trust II, 7.75%, due 12/15/26.....	1,500,000	1,658,877	7.01
BT Preferred Capital Trust II, 7.875%, due 2/25/27.....	5,000,000	5,603,045	7.03
Great Western Financial Trust II, 8.206%, due 2/1/27, Series A.....	5,232,000	5,928,186	7.25
ML Capital Trust I, 9.875%, due 3/1/27, Series B.....	1,800,000	2,124,225	8.37
Republic New York Capital I, 7.75%, due 11/15/26 (TruPS).....	1,000,000	1,099,698	7.05
Roslyn Preferred Trust FRN, 4.78%, due 4/1/32, 144A.....	10,000,000	9,975,000	4.77
Roslyn Real Estate Asset Corp. FRN, 4.813%, due 9/30/08, Series D.....	100	10,000,000	4.76
Sky Financial Capital Trust I, 9.75%, due 5/1/30, Series B.....	3,000,000	3,516,000	7.97
Webster Capital Trust I, 9.36%, due 1/29/27, 144A.....	7,300,000	8,420,090	8.11

		93,769,076	

 (a) The fund prices this security at fair value using procedures approved by

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the fund's board of directors.

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS -- (CONTINUED)
SEPTEMBER 30, 2004 (UNAUDITED)

	NUMBER OF SHARES	VALUE	DIVIDEND YIELD
BANK -- FOREIGN 8.06%			
BNP Paribas Capital Trust V, 7.20%...	19,550,000	\$ 20,537,685	6.85%
CA Preferred Fund Trust, 7.00% (Eurobond).....	25,200,000	26,139,733	6.75
HBOS Capital Funding LP, 6.85%.....	24,000,000	24,614,544	6.68
HSBC Capital Funding LP, 10.176%.....	9,680,000	14,827,892	6.65
RBS Capital Trust B, 6.80%.....	20,700,000	21,291,316	6.61
		----- 107,411,170 -----	
ELECTRIC -- INTEGRATED 2.24%			
Dominion Resources Capital Trust III, 8.40%, due 1/15/31.....	21,732,000	26,687,005	7.80
DPL Capital Trust, 8.125%, due 9/1/31.....	3,000,000	3,127,500	7.80
		----- 29,814,505 -----	
FINANCE 4.65%			
CREDIT CARD 0.52%			
MBNA Capital, 8.278%, due 12/1/26, Series A.....	6,200,000	6,921,767	7.42
DIVERSIFIED FINANCIAL SERVICES 2.08%			
Old Mutual Capital Funding, 8.00%, due 5/29/49 (Eurobond).....	27,000,000	27,768,204	7.78
INVESTMENT BANKER/BROKER 1.06%			
Chase Capital I, 7.67%, due 12/1/06.....	2,519,000	2,732,387	7.07
JPM Capital Trust I, 7.54%, due 1/15/27.....	3,925,000	4,200,649	7.05
JPM Capital Trust II, 7.95%, due 2/27/07.....	6,400,000	7,146,112	7.12
		----- 14,079,148 -----	

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MORTGAGE LOAN/BROKER	0.99%			
Countrywide Capital III, 8.05%, due 6/15/27, Series B (SKIS).....		11,285,000	13,245,126	6.86
TOTAL FINANCE.....			62,014,245	
FOOD -- DAIRY PRODUCTS	0.79%			
Dairy Farmers of America, 7.875%, 144A(a).....		105,000	10,555,734	7.84
INSURANCE	8.09%			
BROKERS	0.17%			
Aon Capital Trust A, 8.205%, due 1/1/27.....		2,000,000	2,302,776	7.13
LIFE/HEALTH	0.33%			
AmerUS Capital, 8.85%, due 2/1/27, Series A.....		4,000,000	4,334,580	8.17

(a) The fund prices this security at fair value using procedures approved by the fund's board of directors.

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS -- (CONTINUED)
SEPTEMBER 30, 2004 (UNAUDITED)

	NUMBER OF SHARES	VALUE	DIVIDEND YIELD
MULTI-LINE	5.99%		
AFC Capital Trust I, 8.207%, due 2/03/27, Series B.....	5,000,000	\$ 5,000,000	8.21%
AXA, 7.10%, (Eurobond).....	26,500,000	27,328,125	6.88
GenAmerica Capital I, 8.525%, due 6/30/27.....	14,000,000	16,256,744	7.35
USF&G Capital, 8.312%, due 7/01/46...	2,000,000	2,428,220	6.84
Zurich Capital Trust I, 8.376%, due 6/01/37.....	25,212,000	28,860,580	7.32
		79,873,669	

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS -- (CONTINUED)
 SEPTEMBER 30, 2004 (UNAUDITED)

	PRINCIPAL AMOUNT	VALUE
	-----	-----
MEDIA -- DIVERSIFIED SERVICES	0.77%	
Liberty Media Corp., 8.25%, due 2/1/30.....	\$ 9,250,000	\$ 10,295,564

TOTAL CORPORATE BOND		
(Identified cost -- \$72,007,883)		76,555,470

COMMERCIAL PAPER	0.24%	
State Street Boston Corp., 1.40%, due 10/01/04 (Identified cost -- \$3,178,000).....	3,178,000	3,178,000

TOTAL INVESTMENTS (Identified cost -- \$1,777,861,132).....	149.53%	1,993,190,298 (a)
OTHER ASSETS IN EXCESS OF LIABILITIES.....	0.81%	10,790,608
LIQUIDATION VALUE OF AUCTION MARKET PREFERRED SHARES: SERIES M7, SERIES T7, SERIES W7, SERIES TH7, SERIES F7 (Equivalent to \$25,000 per share based on 3,280 shares outstanding per class), SERIES W28A, SERIES W28B, SERIES W28C (Equivalent to \$25,000 per share based on 2,800 shares outstanding per class), AND SERIES T28 (Equivalent to \$25,000 per share based on 2,040 shares outstanding per class).....	(50.34)%	(671,000,000)

NET ASSETS APPLICABLE TO COMMON SHARES (Equivalent to \$27.63 per share based on 48,251,666 shares of capital stock outstanding).....	100.00%	\$1,332,980,906

GLOSSARY OF PORTFOLIO ABBREVIATIONS

CABC	Corporate Asset Backed Corporation
CBTCS	Corporate Backed Trust Certificates
COPrS	Canadian Origin Preferred Securities
CORTS	Corporate Backed Trust Securities
FRN	Floating Rate Note
PINES	Public Income Notes
PPLUS	Preferred Plus Trust
QUICS	Quarterly Income Capital Securities
SKIS	Subordinated Capital Income Securities

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TOPrS Trust Originated Preferred Securities
 TruPS Trust Preferred Securities

(a) At September 30, 2004, net unrealized appreciation was \$215,329,166 based on cost for federal income tax purposes of \$1,777,861,132. This consisted of aggregate gross unrealized appreciation on investments of \$217,890,933 and aggregate gross unrealized depreciation on investments of \$2,561,767.

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS -- (CONTINUED)
 SEPTEMBER 30, 2004 (UNAUDITED)

NOTE 1. INVESTMENTS IN INTEREST RATE SWAPS

The fund has entered into interest rate swap agreements with Merrill Lynch Derivative Products AG, UBS AG, and Royal Bank of Canada. Under the agreements the fund receives a floating rate and pays a respective fixed rate. Details of the swaps at September 30, 2004 are as follows:

COUNTERPARTY	NOTIONAL AMOUNT	FIXED RATE	FLOATING RATE (a) (RESET MONTHLY)	TERMINATION DATE
Royal Bank of Canada.....	\$58,125,000	3.3980%	1.840%	August 25, 2007
Royal Bank of Canada.....	\$43,250,000	3.4525%	1.77875%	September 16, 2008
UBS AG.....	\$58,125,000	2.8325%	1.840%	August 25, 2006
UBS AG.....	\$58,125,000	3.9900%	1.840%	August 25, 2009
UBS AG.....	\$58,125,000	4.3975%	1.840%	August 25, 2010
UBS AG.....	\$58,125,000	4.5950%	1.840%	August 25, 2011
Merrill Lynch Derivative Products AG.....	\$43,625,000	3.3200%	1.8275%	October 22, 2007
Merrill Lynch Derivative Products AG.....	\$58,500,000	3.2075%	1.670%	October 2, 2008
Merrill Lynch Derivative Products AG.....	\$20,000,000	3.4100%	1.750%	January 13, 2009

(a) Based on LIBOR (London Interbank Offered Rate). Represents rates in effect

at September 30, 2004.

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Item 2. Controls and Procedures

- (a) The registrant's principal executive officer and principal financial officer have concluded that the registrant's disclosure controls and procedures (as defined in Rule 30a-3(c) under the Investment Company Act of 1940) are effective based on their evaluation of these disclosure controls and procedures required by Rule 30a-3(b) under the Investment Company Act of 1940 and Rule 13a-15(b) or 15d-15(b) under the Securities Exchange Act as of a date within 90 days of the filing of this report.
- (b) During the last fiscal quarter, there were no changes in the registrant's internal control over financial reporting (as defined in Rule 30a-3(d) under the Investment Company Act of 1940) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting.

Item 3. Exhibits.

- (a) Certifications of principal executive officer and principal financial officer as required by Rule 30a-2(a) under the Investment Company Act of 1940.

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SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934 and the Investment Company Act of 1940, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

By: /s/ Robert H. Steers

Name: Robert H. Steers
Title: Chairman

Date: November 29, 2004

Pursuant to the requirements of the Securities Exchange Act of 1934 and the Investment Company Act of 1940, this report has been signed below by the following persons on behalf of the registrant and in the capacities and on the dates indicated.

By: /s/ Robert H. Steers

By: /s/ Martin Cohen

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Name: Robert H. Steers
Title: Chairman, Secretary and
principal executive officer

Name: Martin Cohen
Title: President, Treasurer
and principal financial officer

Date: November 29, 2004