

COHEN & STEERS REIT & PREFERRED INCOME FUND INC

Form NSAR-A

August 25, 2003

PAGE 1  
000 A000000 06/30/2003  
000 C000000 0001224450  
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 REIT & PREFERRED INCOME FUND I  
001 B000000 811-021326  
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  
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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  
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012 A000001 STATE STREET CORPORATION  
012 B000001 85-05003  
012 C010001 BOSTON  
012 C020001 MA  
012 C030001 02110  
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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

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015 B000001 C  
015 C010001 BOSTON  
015 C020001 MA  
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015 C040001 8200  
015 E010001 X  
018 000000 Y  
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019 C000000 COHENSTEER  
020 A000001 MERRILL LYNCH PIERCE FENNER & SMITH, INC.  
020 B000001 13-5674085  
020 C000001 49  
020 A000002 LEGG MASON WOOD WALKER, INC.  
020 B000002 52-0902557  
020 C000002 23  
020 A000003 FIRST UNION CAPITAL MARKET  
020 B000003 56-1529080  
020 C000003 19  
020 A000004 MORGAN STANLEY CO., INC.  
020 B000004 13-2655998  
020 C000004 18  
020 A000005 JEFFERIES & CO., INC.  
020 B000005 95-2655998  
020 C000005 9  
020 A000006 REYNDERS GRAY & CO., INC.  
020 B000006 13-2942212  
020 C000006 8  
020 A000007 GREEN STREET ADVISORS  
020 C000007 6  
020 A000008 LEHMAN BROTHERS, INC.  
020 B000008 13-2518466  
020 C000008 6  
020 A000009 UBS WARBURG  
020 B000009 13-3873456  
020 C000009 5  
020 A000010 DEUTSCHE BANK SECURITIES  
020 B000010 13-2730828  
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021 000000 183  
022 A000001 MERRILL LYNCH PIERCE FENNER & SMITH INC.  
022 B000001 13-5674085  
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022 A000002 FIRST UNION CAPITAL MARKET  
PAGE 3  
022 B000002 56-1529080  
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022 A000003 CITIGROUP GLOBAL MARKETS, INC.  
022 C000003 8105  
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022 A000004 LEGG MASON WOOD WALKER, INC.  
022 B000004 52-0902557  
022 C000004 7851  
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022 A000005 MORGAN STANLEY CO., INC.  
022 B000005 13-2655998  
022 C000005 7779  
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022 A000006 B TRADE SERVICES  
022 C000006 5181

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| 022 | A000007 | UBS WARBURG                 |
| 022 | B000007 | 13-3873456                  |
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| 022 | A000008 | GREEN STREET ADVISORS       |
| 022 | C000008 | 3309                        |
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| 022 | A000009 | SANFORD C BERNSTEIN CO. LLC |
| 022 | B000009 | 13-2625874                  |
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| 028 | F040000 | 0                           |

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| 054 | B000000 | Y     |
| 054 | C000000 | N     |
| 054 | D000000 | N     |
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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  
058 A000000 N

PAGE 6

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060 A000000 N  
060 B000000 N

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066 F000000 Y

066 G000000 N

067 000000 N

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068 B000000 N

069 000000 N

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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

070 F010000 N

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|       | PAGE    | 7 |        |
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|       | PAGE    | 8 |        |
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| 072DD | 010000  |   | 0      |

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| 072EE000000 | 0                                     |
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| 073 C000000 | 0.0000                                |
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| 074 E000000 | 16770                                 |
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| 074 L000000 | 234                                   |
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| 074 N000000 | 1089891                               |
| 074 O000000 | 68724                                 |
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| 074 Q000000 | 0                                     |
| 074 R010000 | 0                                     |
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| 074 S000000 | 0                                     |
| 074 T000000 | 1019297                               |
| 074 U010000 | 42754                                 |
| 074 U020000 | 0                                     |
| 074 V010000 | 23.84                                 |
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| 074 W000000 | 0.0000                                |
| 074 X000000 | 21                                    |
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| 076 000000  | 25.05                                 |
| 077 A000000 | N                                     |
| 078 000000  | N                                     |
| 080 A000000 | NATIONAL UNION FIRE INSURANCE COMPANY |
| 080 C000000 | 8225                                  |
| 081 A000000 | Y                                     |
| 081 B000000 | 8                                     |
| 082 A000000 | Y                                     |
| 082 B000000 | 10                                    |
| PAGE 9      |                                       |
| 083 A000000 | N                                     |
| 083 B000000 | 0                                     |
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| 086 C020000 | 0                                     |
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|           |                |              |
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| 087       | A030000        | RNP          |
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| 088       | C000000        | N            |
| 088       | D000000        | Y            |
| SIGNATURE | ADAM DERECHIN  |              |
| TITLE     | VICE PRESIDENT |              |