

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form NSAR-A

COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form NSAR-A

August 26, 2004

PAGE 1
000 A000000 06/30/2004
000 C000000 0000891290
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 TOTAL RETURN REALTY FUND, INC.
001 B000000 811-071540
001 C000000 2128323232
002 A000000 757 THIRD 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
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
007 C011100 11
007 C011200 12
007 C011300 13
007 C011400 14
007 C011500 15
007 C011600 16
007 C011700 17
007 C011800 18
007 C011900 19
007 C012000 20
007 C012100 21
007 C012200 22
007 C012300 23
007 C012400 24
007 C012500 25
007 C012600 26
007 C012700 27
007 C012800 28
007 C012900 29
PAGE 2
007 C013000 30
007 C013100 31
007 C013200 32
007 C013300 33
007 C013400 34
007 C013500 35

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007 C013600 36
007 C013700 37
007 C013800 38
007 C013900 39
007 C014000 40
007 C014100 41
007 C014200 42
007 C014300 43
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007 C015000 50
007 C015100 51
007 C015200 52
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007 C015800 58
007 C015900 59
007 C016000 60
007 C016100 61
007 C016200 62
007 C016300 63
007 C016400 64
007 C016500 65
007 C016600 66
007 C016700 67
007 C016800 68
007 C016900 69
007 C017000 70
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
PAGE 3
010 C030001 02110
012 A000001 EQUISERVE TRUST COMPANY
012 B000001 85-11340
012 C010001 CANTON
012 C020001 MA
012 C030001 02021
013 A000001 PRICEWATERHOUSECOOPERS LLP
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
015 B000001 C
015 C010001 BOSTON
015 C020001 MA

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015 C030001 02110
015 C040001 8200
015 E010001 X
018 000000 Y
019 A000000 Y
019 B000000 12
019 C000000 COHENSTEER
020 A000001 JEFFERIES & CO. INC.
020 B000001 95-2622900
020 C000001 1
020 A000002 WACHOVIA SECURITIES LLC
020 B000002 54-0796506
020 C000002 1
020 A000003 STATUS SECURITIES
020 C000003 1
020 A000004 ISI GROUP INC.. INC.
020 C000004 1
020 A000005 GOLDMAN SACHS
020 B000005 13-5108880
020 C000005 1
020 A000006 GREEN STREET ADVISORS
020 C000006 1
020 A000007 BEAR STEARNS
020 B000007 13-2655998
020 C000007 1
020 A000008 REYNDERS GRAY & CO. INC.
020 B000008 13-2942212
020 C000008 0
020 A000009 BANC AMERICA SECURITY LLC MONT
020 B000009 56-2058405
020 C000009 0
020 A000010 MERRILL LYNCH PIERCE FENNER
020 B000010 13-5674085
020 C000010 0
021 000000 8
PAGE 4
022 A000001 STATE STREET CORP.
022 C000001 63490
022 D000001 0
022 A000002 WACHOVIA SECURITIES
022 B000002 54-0796506
022 C000002 588
022 D000002 456
022 A000003 JEFFERIES & CO.
022 B000003 95-2622900
022 C000003 0
022 D000003 755
022 A000004 MERRILL LYNCH
022 B000004 13-5674085
022 C000004 510
022 D000004 82
022 A000005 STATUS SECURITIES
022 C000005 576
022 D000005 0
022 A000006 BEAR STEARNS
022 B000006 13-2655998
022 C000006 0
022 D000006 490
022 A000007 GOLDMAN SACHS
022 B000007 13-5108880
022 C000007 420
022 D000007 0

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| | | | |
|-----|---------|---------------------|-------|
| 022 | A000008 | ISI GROUP INC. | |
| 022 | C000008 | | 60 |
| 022 | D000008 | | 359 |
| 022 | A000009 | MORGAN STANLEY CO. | |
| 022 | B000009 | 13-3224016 | |
| 022 | C000009 | | 400 |
| 022 | D000009 | | 0 |
| 022 | A000010 | REYNDERS GRAY & CO. | |
| 022 | B000010 | 13-2942212 | |
| 022 | C000010 | | 27 |
| 022 | D000010 | | 214 |
| 023 | C000000 | | 66556 |
| 023 | D000000 | | 3164 |
| 024 | 000000 | N | |
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| 025 | D000003 | | 0 |
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| 026 | A000000 | N | |
| 026 | B000000 | Y | |
| 026 | C000000 | Y | |
| | | PAGE | 5 |
| 026 | D000000 | Y | |
| 026 | E000000 | N | |
| 026 | F000000 | N | |
| 026 | G010000 | N | |
| 026 | G020000 | N | |
| 026 | H000000 | N | |
| 027 | 000000 | N | |
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| 028 | B010000 | | 0 |
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| 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 |
| 028 | G010000 | | 0 |
| 028 | G020000 | | 0 |
| 028 | G030000 | | 0 |
| 028 | G040000 | | 0 |
| 028 | H000000 | | 0 |

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| | | |
|-----|---------|-------|
| 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 |
| | PAGE | 6 |
| 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 | 0.700 |
| 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 |
| 054 | E000000 | N |
| 054 | F000000 | N |
| 054 | G000000 | N |
| 054 | H000000 | Y |
| 054 | I000000 | N |
| 054 | J000000 | Y |

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054 K000000 N
054 L000000 N
054 M000000 Y
054 N000000 N
054 O000000 N
PAGE 7
055 A000000 N
055 B000000 N
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
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066 C000000 N
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066 F000000 N
066 G000000 Y
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068 B000000 N
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070 A020000 N
070 B010000 Y
070 B020000 N
070 C010000 N
070 C020000 N
070 D010000 Y
070 D020000 N
070 E010000 N
070 E020000 N
070 F010000 Y
PAGE 8
070 F020000 N
070 G010000 Y
070 G020000 N
070 H010000 Y

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| | | | |
|-------|---------|---|--------|
| 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 | Y | |
| 070 | M020000 | N | |
| 070 | N010000 | Y | |
| 070 | N020000 | N | |
| 070 | O010000 | Y | |
| 070 | O020000 | N | |
| 070 | P010000 | N | |
| 070 | P020000 | N | |
| 070 | Q010000 | N | |
| 070 | Q020000 | N | |
| 070 | R010000 | Y | |
| 070 | R020000 | N | |
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| 071 | B000000 | | 3164 |
| 071 | C000000 | | 158931 |
| 071 | D000000 | | 2 |
| 072 | A000000 | 6 | |
| 072 | B000000 | | 31 |
| 072 | C000000 | | 3742 |
| 072 | D000000 | | 0 |
| 072 | E000000 | | 0 |
| 072 | F000000 | | 552 |
| 072 | G000000 | | 14 |
| 072 | H000000 | | 0 |
| 072 | I000000 | | 12 |
| 072 | J000000 | | 10 |
| 072 | K000000 | | 0 |
| 072 | L000000 | | 73 |
| 072 | M000000 | | 20 |
| 072 | N000000 | | 7 |
| 072 | O000000 | | 0 |
| 072 | P000000 | | 0 |
| 072 | Q000000 | | 0 |
| 072 | R000000 | | 27 |
| 072 | S000000 | | 9 |
| 072 | T000000 | | 0 |
| 072 | U000000 | | 0 |
| 072 | V000000 | | 0 |
| | PAGE | 9 | |
| 072 | W000000 | | 14 |
| 072 | X000000 | | 738 |
| 072 | Y000000 | | 0 |
| 072 | Z000000 | | 3035 |
| 072AA | 000000 | | 1575 |
| 072BB | 000000 | | 0 |
| 072CC | 010000 | | 1611 |
| 072CC | 020000 | | 0 |
| 072DD | 010000 | | 4717 |
| 072DD | 020000 | | 0 |
| 072EE | 000000 | | 0 |
| 073 | A010000 | | 0.5100 |
| 073 | A020000 | | 0.0000 |
| 073 | B000000 | | 0.0000 |

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| | | |
|-----|---------|---------------------------------------|
| 073 | C000000 | 0.0000 |
| 074 | A000000 | 377 |
| 074 | B000000 | 0 |
| 074 | C000000 | 0 |
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| 074 | L000000 | 896 |
| 074 | M000000 | 18 |
| 074 | N000000 | 158833 |
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| 074 | R020000 | 0 |
| 074 | R030000 | 0 |
| 074 | R040000 | 93 |
| 074 | S000000 | 0 |
| 074 | T000000 | 158650 |
| 074 | U010000 | 9249 |
| 074 | U020000 | 0 |
| 074 | V010000 | 17.15 |
| 074 | V020000 | 0.00 |
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| 074 | X000000 | 619 |
| 074 | Y000000 | 0 |
| 075 | A000000 | 0 |
| 075 | B000000 | 158649 |
| 076 | 000000 | 17.06 |
| 077 | A000000 | N |
| 078 | 000000 | N |
| 080 | A000000 | NATIONAL UNION FIRE INSURANCE COMPANY |
| | PAGE | 10 |
| 080 | C000000 | 11825 |
| 081 | A000000 | Y |
| 081 | B000000 | 14 |
| 082 | A000000 | Y |
| 082 | B000000 | 10 |
| 083 | A000000 | N |
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| 084 | B000000 | 0 |
| 085 | A000000 | N |
| 085 | B000000 | N |
| 086 | A010000 | 0 |
| 086 | A020000 | 0 |
| 086 | B010000 | 0 |
| 086 | B020000 | 0 |
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| 086 | D010000 | 0 |
| 086 | D020000 | 0 |
| 086 | E010000 | 0 |
| 086 | E020000 | 0 |
| 086 | F010000 | 0 |
| 086 | F020000 | 0 |
| 087 | A010000 | COMMON STOCK |

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087 A020000 19247R103

087 A030000 RFI

088 A000000 N

088 B000000 N

088 C000000 N

088 D000000 N

SIGNATURE ADAM DERECHIN

TITLE VICE PRESIDENT