

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

COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form NSAR-A

August 24, 2006

PAGE 1
000 A000000 06/30/2006
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 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
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

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

007 C013600 36
007 C013700 37
007 C013800 38
007 C013900 39
007 C014000 40
007 C014100 41
007 C014200 42
007 C014300 43
007 C014400 44
007 C014500 45
007 C014600 46
007 C014700 47
007 C014800 48
007 C014900 49
007 C015000 50
007 C015100 51
007 C015200 52
007 C015300 53
007 C015400 54
007 C015500 55
007 C015600 56
007 C015700 57
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
007 C017100 71
007 C017200 72
007 C017300 73
007 C017400 74
007 C017500 75
007 C017600 76
007 C017700 77
007 C017800 78
007 C017900 79
007 C018000 80

PAGE 3

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
012 A000001 THE BANK OF NEW YORK
012 B000001 85-05006
012 C010001 NEW YORK
012 C020001 NY
012 C030001 10007

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

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
015 C030001 02110
015 C040001 8200
015 E010001 X
018 000000 Y
019 A000000 Y
019 B000000 19
019 C000000 COHENSTEER
020 A000001 UBS SECURITIES LLC
020 B000001 13-3873456
020 C000001 7
020 A000002 LEHMAN BROTHERS INC.
020 B000002 13-2518466
020 C000002 6
020 A000003 JEFFERIES & COMPANY INC.
020 B000003 95-2622900
020 C000003 5
020 A000004 BEAR STEARNS SECURITIES CORP
020 B000004 13-3299429
020 C000004 3
020 A000005 STIFEL NICOLAUS & CO INC.
020 B000005 43-0538770
020 C000005 3
020 A000006 MERRILL LYNCH PIERCE FENNER
020 B000006 13-5674085
020 C000006 3
PAGE 4
020 A000007 BANC AMERICA SECURITY LLC MONTGOMERY
020 B000007 56-2058405
020 C000007 2
020 A000008 GOLDMAN SACHS & CO.
020 B000008 13-5108880
020 C000008 2
020 A000009 FRIEDMAN BILLINGS & RAMSEY
020 B000009 52-1630477
020 C000009 2
020 A000010 ISI GROUP INC.
020 B000010 13-3599877
020 C000010 2
021 000000 46
022 A000001 STATE STREET CORP.
022 B000001 04-1867445
022 C000001 554870
022 D000001 0
022 C000002 0
022 D000002 0
022 C000003 0
022 D000003 0
022 C000004 0
022 D000004 0
022 C000005 0
022 D000005 0
022 C000006 0

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

| | | |
|-----|---------|--------|
| 022 | D000006 | 0 |
| 022 | C000007 | 0 |
| 022 | D000007 | 0 |
| 022 | C000008 | 0 |
| 022 | D000008 | 0 |
| 022 | C000009 | 0 |
| 022 | D000009 | 0 |
| 022 | C000010 | 0 |
| 022 | D000010 | 0 |
| 023 | C000000 | 554870 |
| 023 | D000000 | 0 |
| 024 | 000000 | N |
| 025 | D000001 | 0 |
| 025 | D000002 | 0 |
| 025 | D000003 | 0 |
| 025 | D000004 | 0 |
| 025 | D000005 | 0 |
| 025 | D000006 | 0 |
| 025 | D000007 | 0 |
| 025 | D000008 | 0 |
| 026 | A000000 | N |
| 026 | B000000 | Y |
| 026 | C000000 | Y |
| 026 | D000000 | Y |
| 026 | E000000 | N |
| | PAGE | 5 |
| 026 | F000000 | N |
| 026 | G010000 | N |
| 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 |
| 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 |
| 030 | A000000 | 0 |
| 030 | B000000 | 0.00 |

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

| | | | |
|-----|---------|-------|--|
| 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 | |
| | PAGE | 6 | |
| 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 | |
| 054 | K000000 | N | |
| 054 | L000000 | N | |

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

054 M000000 Y
054 N000000 N
054 O000000 N
055 A000000 N
055 B000000 N
PAGE 7
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 N
066 G000000 Y
067 000000 N
068 A000000 N
068 B000000 N
069 000000 N
070 A010000 Y
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
070 F020000 N
070 G010000 Y
PAGE 8
070 G020000 N
070 H010000 Y
070 H020000 N
070 I010000 N

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

| | | | |
|-------|---------|---|--------|
| 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 | |
| 071 | A000000 | | 19586 |
| 071 | B000000 | | 18594 |
| 071 | C000000 | | 170124 |
| 071 | D000000 | | 11 |
| 072 | A000000 | 6 | |
| 072 | B000000 | | 78 |
| 072 | C000000 | | 2888 |
| 072 | D000000 | | 0 |
| 072 | E000000 | | 0 |
| 072 | F000000 | | 602 |
| 072 | G000000 | | 14 |
| 072 | H000000 | | 0 |
| 072 | I000000 | | 13 |
| 072 | J000000 | | 20 |
| 072 | K000000 | | 0 |
| 072 | L000000 | | 54 |
| 072 | M000000 | | 19 |
| 072 | N000000 | | 0 |
| 072 | O000000 | | 0 |
| 072 | P000000 | | 0 |
| 072 | Q000000 | | 0 |
| 072 | R000000 | | 35 |
| 072 | S000000 | | 14 |
| 072 | T000000 | | 0 |
| 072 | U000000 | | 0 |
| 072 | V000000 | | 0 |
| 072 | W000000 | | 24 |
| 072 | X000000 | | 795 |
| | PAGE | 9 | |
| 072 | Y000000 | | 0 |
| 072 | Z000000 | | 2171 |
| 072AA | 000000 | | 12054 |
| 072BB | 000000 | | 0 |
| 072CC | 010000 | | 1881 |
| 072CC | 020000 | | 0 |
| 072DD | 010000 | | 6104 |
| 072DD | 020000 | | 0 |
| 072EE | 000000 | | 0 |
| 073 | A010000 | | 0.6600 |
| 073 | A020000 | | 0.0000 |
| 073 | B000000 | | 0.0000 |
| 073 | C000000 | | 0.0000 |
| 074 | A000000 | | 0 |

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

| | | |
|-----|---------|--------------|
| 074 | B000000 | 0 |
| 074 | C000000 | 1513 |
| 074 | D000000 | 0 |
| 074 | E000000 | 34745 |
| 074 | F000000 | 139990 |
| 074 | G000000 | 0 |
| 074 | H000000 | 0 |
| 074 | I000000 | 0 |
| 074 | J000000 | 11 |
| 074 | K000000 | 0 |
| 074 | L000000 | 676 |
| 074 | M000000 | 20 |
| 074 | N000000 | 176955 |
| 074 | O000000 | 78 |
| 074 | P000000 | 103 |
| 074 | Q000000 | 0 |
| 074 | R010000 | 0 |
| 074 | R020000 | 0 |
| 074 | R030000 | 0 |
| 074 | R040000 | 240 |
| 074 | S000000 | 0 |
| 074 | T000000 | 176534 |
| 074 | U010000 | 9249 |
| 074 | U020000 | 0 |
| 074 | V010000 | 19.09 |
| 074 | V020000 | 0.00 |
| 074 | W000000 | 0.0000 |
| 074 | X000000 | 280 |
| 074 | Y000000 | 0 |
| 075 | A000000 | 0 |
| 075 | B000000 | 173561 |
| 076 | 000000 | 17.36 |
| 077 | A000000 | Y |
| 077 | C000000 | Y |
| 077 | D000000 | Y |
| 078 | 000000 | N |
| 080 | C000000 | 0 |
| | PAGE | 10 |
| 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 | 19247R103 |
| 087 | A030000 | RFI |
| 088 | A000000 | N |
| 088 | B000000 | N |
| 088 | C000000 | N |
| 088 | D000000 | N |
| 028 | A011600 | 0 |

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

| | |
|-------------|---|
| 028 A021600 | 0 |
| 028 A031600 | 0 |
| 028 A041600 | 0 |
| 028 B011600 | 0 |
| 028 B021600 | 0 |
| 028 B031600 | 0 |
| 028 B041600 | 0 |
| 028 C011600 | 0 |
| 028 C021600 | 0 |
| 028 C031600 | 0 |
| 028 C041600 | 0 |
| 028 D011600 | 0 |
| 028 D021600 | 0 |
| 028 D031600 | 0 |
| 028 D041600 | 0 |
| 028 E011600 | 0 |
| 028 E021600 | 0 |
| 028 E031600 | 0 |
| 028 E041600 | 0 |
| 028 F011600 | 0 |
| 028 F021600 | 0 |
| 028 F031600 | 0 |
| 028 F041600 | 0 |
| 028 G011600 | 0 |
| 028 G021600 | 0 |
| 028 G031600 | 0 |
| 028 G041600 | 0 |

PAGE 11

| | |
|-------------|---|
| 028 H001600 | 0 |
|-------------|---|

SIGNATURE ADAM DERECHIN

TITLE VICE PRESIDENT