

The Depository Trust Company

IMPORTANT

B#: 1312

DATE: April 03, 2007

TO: All Participants

CATEGORY: Dividends

FROM: Jonathan Subrian, Tax Analyst

ATTENTION: Managing Partner/Officer, Cashier, Dividend Mgr., Tax Mgr.

SUBJECT: Cohen & Steers Multiple Issues SEC.19 NOTICE
CUSIP: Multiple
Record Date: 03/15/07 Payable Date: 03/30/07

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COHEN & STEERS

Cohen & Steers Quality Income Realty Fund, Inc. (Cusip # 19247L106)

The fund paid a distribution in the amount of \$0.145 per share on March 30, 2007 to shareholders of record on March 15, 2007. It is estimated that \$0.101 per share of the distribution is net investment income and \$0.045 per share is a return of capital. The final tax treatment of all fund distributions will be provided on Form 1099-DIV, which is mailed after the close of the fiscal year.

COHEN & STEERS

Cohen & Steers Premium Income Realty Fund, Inc. (Cusip # 19247V104)

The fund paid a distribution in the amount of \$0.155 per share on March 30, 2007 to shareholders of record on March 15, 2007. It is estimated that \$0.104 per share of the distribution is net investment income and \$0.051 per share is a return of capital. The final tax treatment of all fund distributions will be provided on Form 1099-DIV, which is mailed after the close of the fiscal year.

COHEN & STEERS

Cohen & Steers REIT and Preferred Income Fund, Inc. (Cusip # 19247X100)

The fund paid a distribution in the amount of \$0.195 per share on March 30, 2007 to shareholders of record on March 15, 2007. It is estimated that \$0.152 per share of the distribution is net investment income and \$0.043 per share is a return of capital. The final tax treatment of all fund distributions will be provided on Form 1099-DIV, which is mailed after the close of the fiscal year.

COHEN & STEERS

Cohen & Steers Advantage Income Realty Fund, Inc. (Cusip # 19247W102)

The fund paid a distribution in the amount of \$0.155 per share on March 30, 2007 to shareholders of record on March 15, 2007. It is estimated that \$0.105 per share of the distribution is net investment income and \$0.050 per share is a return of capital. The final tax treatment of all fund distributions will be provided on Form 1099-DIV, which is mailed after the close of the fiscal year.

COHEN & STEERS

Cohen & Steers Closed-End Opportunity Fund, Inc. (Cusip # 19248P106)

The fund paid a distribution in the amount of \$0.118 per share on March 30, 2007 to shareholders of record on March 15, 2007. It is estimated that \$0.106 per share of the distribution is net investment income and \$0.012 per share is a return of capital. The final tax treatment of all fund distributions will be provided on Form 1099-DIV, which is mailed after the close of the fiscal year.

COHEN & STEERS

Cohen & Steers Total Return Realty Fund, Inc. (Cusip # 19247R103)

The fund paid a distribution in the amount of \$0.110 per share on March 30, 2007 to shareholders of record on March 15, 2007. It is estimated that \$0.071 per share of the distribution is net investment income and \$0.039 per share is a return of capital. The final tax treatment of all fund distributions will be provided on Form 1099-DIV, which is mailed after the close of the fiscal year.

COHEN & STEERS

Cohen & Steers REIT and Utility Income Fund, Inc. (Cusip # 19247Y108)

The fund paid a distribution in the amount of \$0.118 per share on March 30, 2007 to shareholders of record on March 15, 2007. It is estimated that \$0.096 per share of the distribution is net investment income and \$0.021 per share is a return of capital. The final tax treatment of all fund distributions will be provided on Form 1099-DIV, which is mailed after the close of the fiscal year.

COHEN & STEERS

Cohen & Steers Select Utility Fund, Inc. (Cusip # 19248A109)

The fund paid a distribution in the amount of \$0.103 per share on March 30, 2007 to shareholders of record on March 15, 2007. It is estimated that \$0.079 per share of the distribution is net investment income and \$0.024 per share is a return of capital. The final tax treatment of all fund distributions will be provided on Form 1099-DIV, which is mailed after the close of the fiscal year.