

SECURITIES AND EXCHANGE COMMISSION

FORM 13F-HR

Initial quarterly Form 13F holdings report filed by institutional managers

Filing Date: **2001-02-02** | Period of Report: **2000-12-31**
SEC Accession No. **0000765443-01-000001**

([HTML Version](#) on secdatabase.com)

FILER

DUFF & PHELPS INVESTMENT MANAGEMENT CO

CIK: **765443** | IRS No.: **363027981** | State of Incorporation: **IL** | Fiscal Year End: **1231**
Type: **13F-HR** | Act: **34** | File No.: **028-01420** | Film No.: **1522076**

Mailing Address
*1801 EAST NINTH STREET
SUITE 600
CLEVELAND OH 44114*

Business Address
*1801 EAST NINTH STREET
SUITE 600
CLEVELAND OH 44114
2167713450*

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 13F

FORM 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: December 31, 2000

Check here if Amendment []; Amendment Number:
This Amendment (Check only one.): [] is a restatement.
[] adds new holdings entries.

Institutional Investment Manager Filing this Report:

Name: Duff & Phelps Investment Mgt Co
Address: 55 East Monroe
Chicago, IL 60603

13F File Number: 28-1420

The institutional investment manager filing this report and the person by whom it is signed hereby represent that the person signing the report is authorized to submit it, that all information contained herein is true, correct and complete, and that it is understood that all required items, statements, schedules, lists, and tables, are considered integral parts of this form.

Person Signing this Report on Behalf of Reporting Manager:

Name: Teresa Bruskotter
Title: Vice President
Phone: 216-771-3450
Signature, Place, and Date of Signing:

Teresa Bruskotter Cleveland, OH February 1, 2001

Report Type (Check only one.):

- 13F HOLDINGS REPORT.
 13F NOTICE.
 13F COMBINATION REPORT.

List of Other Managers Reporting for this Manager:

I AM SIGNING THIS REPORT AS REQUIRED BY THE SECURITIES EXCHANGE ACT OF 1934.

FORM 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 2
Form 13F Information Table Entry Total: 164
Form 13F Information Table Value Total: \$3224386

List of Other Included Managers:

No.	13F File Number	Name
1	28-53821	Phoenix Duff & Phelps Investment Advisors
2	28-47829	Phoenix Investment Partners, Ltd.

NAME OF ISSUER	TITLE OF CLASS	CUSIP NO	FORM 13F INFORMATION TABLE				OTHER MANAGERS	VOTING AUTHORITY		
			VALUE (\$1000)	SHARES/ PRN	SH/ CALL	PUT/ DSCRETN		SOLE	SHARED	NONE
A T & T CORP	COM	00195710	312	18095	SH	SOLE	18095	0	0	
ABBOTT LABORATORIES W/RTS	COM	00282410	7071	145975	SH	SOLE	71850	0	74125	

AGL RESOURCES	COM	00120410	20430	926000	SH	SOLE	926000	0	0
ALEXANDRIA REAL ESTATE W/R	COM	01527110	2187	58810	SH	SOLE	58810	0	0
ALLEGHENY ENERGY INC	COM	01736110	62644	1300000	SH	SOLE	1300000	0	0
ALLETEL CORP	COM	02003910	62438	1000000	SH	SOLE	1000000	0	0
AMERICAN EXPRESS CO	COM	02581610	7125	129700	SH	SOLE	129700	0	0
AMERICAN INTL GROUP INC	COM	02687410	9929	100742	SH	SOLE	100742	0	0
AMERICAN ONLINE INC	COM	02364J10	405	11630	SH	SOLE	11630	0	0
AMGEN INC	COM	03116210	8091	126543	SH	SOLE	65950	0	60593
ANALOG DEVICES INC	COM	03265410	5418	105840	SH	SOLE	48105	0	57735
APARTMENT INVESTMENT & MGT	COM	03748R10	18995	380385	SH	SOLE	380385	0	0
AVALONBAY COMMUNITIES INC	COM	05348410	15124	301725	SH	SOLE	301725	0	0
AVON PRODUCTS INC	COM	05430310	8188	171020	SH	SOLE	171020	0	0
BANK OF AMERICA CORP	COM	06050510	4622	100745	SH	SOLE	100745	0	0
BANK ONE CORPORATION	COM	06423A10	218	5951	SH	SOLE	5951	0	0
BAXTER INTERNATIONAL INC	COM	07181310	18476	209217	SH	SOLE	99282	0	109935
BECTON DICKINSON & CO	COM	07588710	7055	203750	SH	SOLE	89705	0	114045
BELLSOUTH CORP W/RTS	COM	07986010	70822	1730000	SH	SOLE	1730000	0	0
BOEING CO	COM	09702310	332	5025	SH	SOLE	5025	0	0
BOSTON PROPERTIES	COM	10112110	24496	563125	SH	SOLE	563125	0	0
BRISTOL-MYERS SQUIBB CO	COM	11012210	1416	19155	SH	SOLE	19155	0	0
C SMITH RESIDENTIAL REALTY	COM	83219710	17250	367020	SH	SOLE	367020	0	0
CAMDEN PROPERTY TRUST	COM	13313110	2677	79900	SH	SOLE	79900	0	0
CBL & ASSOCIATES	COM	12483010	11396	450198	SH	SOLE	450198	0	0
CENTERPOINT PROPERTIES COR	COM	15189510	24356	515476	SH	SOLE	515476	0	0
CHASE MANHATTAN CORP	COM	16161A10	27547	606267	SH	SOLE	344570	0	261697
CHELSEA GCA REALTY INC	COM	16326210	14303	387890	SH	SOLE	387890	0	0
CISCO SYSTEMS INC	COM	17275R10	21608	564905	SH	SOLE	347645	0	217260
CITIGROUP INC	COM	17296710	2312	45287	SH	SOLE	45287	0	0
COCA-COLA CO	COM	19121610	769	12615	SH	SOLE	12615	0	0
COMPAQ COMPUTER CORP	COM	20449310	3440	228600	SH	SOLE	228600	0	0
COMPUTER ASSOC INTL INC	COM	20491210	8249	423015	SH	SOLE	203625	0	219390
COMPUTER SCIENCES CORP	COM	20536310	21587	359030	SH	SOLE	198185	0	160845
CONCORD EFS INC	COM	20619710	8958	203880	SH	SOLE	91100	0	112780
CONOCO INC - CL A	COM	20825130	27596	964064	SH	SOLE	456735	0	507329
CONOCO INC - CL B	COM	20825140	3466	119777	SH	SOLE	119777	0	0
COX COMMUNICATIONS 7% CONV	CVPFD	22404430	31000	500000	SH	SOLE	500000	0	0
CVS CORP	COM	12665010	17540	292633	SH	SOLE	144620	0	148013
DELPHI AUTOMOTIVE SYSTEMS	COM	24712610	7825	695580	SH	SOLE	319435	0	376145
DEVELOPERS DIV RTY W/PPRTS	COM	25159110	2896	217535	SH	SOLE	217535	0	0
DISNEY (WALT) COMPANY	COM	25468710	3192	110295	SH	SOLE	110295	0	0
DOMINION RESOURCES PIES	CVPFD	25746U20	28125	450000	SH	SOLE	450000	0	0
DOMINION RESOURCES INC/VA	COM	25746U10	73432	1096000	SH	SOLE	1096000	0	0
DOW CHEMICAL CO	COM	26054310	10394	283792	SH	SOLE	134925	0	148867
DTE ENERGY	COM	23333110	62300	1600000	SH	SOLE	1600000	0	0
DUKE CAPITAL FINANCING TRU	PFD	26439F20	18375	700000	SH	SOLE	700000	0	0
DUKE ENERGY CORP	COM	26439910	85932	1008000	SH	SOLE	1008000	0	0
DUKE-WEEKS REALTY CORP	COM	26441150	16463	668568	SH	SOLE	668568	0	0
DUPONT (E I) DENEMOURS	COM	26353410	2664	55149	SH	SOLE	55149	0	0
EIX TRUST II	PFD	26853P20	3688	223500	SH	SOLE	223500	0	0
EL PASO ENERGY CORPORATION	COM	28390510	71969	1004800	SH	SOLE	1004800	0	0
ELECTRONIC DATA SYSTEMS	COM	28566110	3298	57100	SH	SOLE	57100	0	0
EMC CORP/MASS	COM	26864810	15732	236575	SH	SOLE	171270	0	65305
EMERSON ELECTRIC CO W/RTS	COM	29101110	8464	107400	SH	SOLE	107400	0	0
ENDESA - SPONSORED ADR	COM	29258N10	26590	1593400	SH	SOLE	1593400	0	0
ENTERGY CORP	COM	29364G10	42577	1006250	SH	SOLE	1006250	0	0
EQUITY OFFICE PROPERTIES	COM	29474110	14780	453025	SH	SOLE	453025	0	0
EQUITY RESIDENTIAL PROP TR	COM	29476L10	13387	242030	SH	SOLE	242030	0	0
ESSEX PROPERTIES	COM	29717810	21604	394600	SH	SOLE	394600	0	0
ESTEE LAUDER CO.	COM	51843910	7282	166212	SH	SOLE	78112	0	88100
EXELON CORPORATION	COM	30161N10	110662	1576152	SH	SOLE	1576152	0	0
EXXON MOBIL CORPORATION	COM	30231G10	18655	214585	SH	SOLE	157559	0	57026
FEDERAL NATL MORTGAGE ASSN	COM	31358610	31062	358062	SH	SOLE	198525	0	159537
FIRST DATA CORP	COM	31996310	4905	93100	SH	SOLE	93100	0	0
FIRST INDUSTRIAL REALTY TR	COM	32054K10	13279	390565	SH	SOLE	390565	0	0
FIRSTSTAR CORP	COM	33763V10	26437	1137065	SH	SOLE	524785	0	612280
FORD MOTOR COMPANY	COM	34537086	9525	406382	SH	SOLE	254862	0	151520
FPL GROUP INC	COM	30257110	93210	1299100	SH	SOLE	1299100	0	0
GENERAL ELECTRIC CO	COM	36960410	22805	475732	SH	SOLE	322977	0	152755
GENERAL GROWTH PROPERTIES	COM	37002110	11064	305750	SH	SOLE	305750	0	0
GEORGIA-PACIFIC GROUP	COM	37329810	2341	75200	SH	SOLE	75200	0	0
GUIDANT CORP	COM	40169810	539	10000	SH	SOLE	10000	0	0
HALLIBURTON CO	COM	40621610	3015	83160	SH	SOLE	83160	0	0
HEWLETT-PACKARD CO	COM	42823610	11564	366370	SH	SOLE	209470	0	156900
HOME DEPOT INC	COM	43707610	13332	291799	SH	SOLE	148548	0	143251
HOUSEHOLD INTERNATIONAL	COM	44181510	1687	30666	SH	SOLE	30666	0	0
ILLINOIS TOOL WORKS INC	COM	45230810	2877	48300	SH	SOLE	48300	0	0
INTEL CORP	COM	45814010	5367	178525	SH	SOLE	178525	0	0
INTL BUSINESS MACHINES	COM	45920010	2071	24360	SH	SOLE	24360	0	0
J P MORGAN & CO INC	COM	61688010	2979	18000	SH	SOLE	18000	0	0
JOHNSON & JOHNSON	COM	47816010	4232	40280	SH	SOLE	40280	0	0
KEYSPAN CORPORATION	COM	49337W10	42375	1000000	SH	SOLE	1000000	0	0
KIMBERLY-CLARK CORP	COM	49436810	20719	293096	SH	SOLE	163295	0	129801
KIMCO REALTY CORP	COM	49446R10	11620	262965	SH	SOLE	262965	0	0
LILLY (ELI) & CO	COM	53245710	22403	240728	SH	SOLE	139642	0	101086
LUCENT TECHNOLOGIES INC	COM	54946310	7648	566538	SH	SOLE	390848	0	175690

MACERICH CO (THE)	COM	55438210	4918	256315	SH	SOLE	256315	0	0
MACK-CALI REALTY CORP W/RT	COM	55448910	2713	95000	SH	SOLE	95000	0	0
MASCO CORP	COM	57459910	3976	154800	SH	SOLE	154800	0	0
MCDONALD'S CORP	COM	58013510	4048	119060	SH	SOLE	119060	0	0
MEDIAONE/VODAFONE PIES	COM	58440J50	19594	550000	SH	SOLE	550000	0	0
MEDTRONIC INC	COM	58505510	28245	467832	SH	SOLE	312058	0	155774
MERCK & CO INC	COM	58933110	5610	59920	SH	SOLE	59920	0	0
MERRILL LYNCH & CO INC	COM	59018810	265	3890	SH	SOLE	3890	0	0
MGIC INVESTMENT CORP W/RTS	COM	55284810	30841	457334	SH	SOLE	255195	0	202139
MICROCHIP TECHNOLOGY INC	COM	59501710	9706	442455	SH	SOLE	225085	0	217370
MICROSOFT CORP	COM	59491810	7581	174774	SH	SOLE	93445	0	81329
MINNESOTA MINING & MFG CO	COM	60405910	249	2070	SH	SOLE	2070	0	0
MORGAN ST DEAN WITTER & CO	COM	61744644	430	5425	SH	SOLE	5425	0	0
MOTOROLA INC	COM	62007610	16342	807025	SH	SOLE	474365	0	332660
NATIONAL CITY CORP	COM	63540510	3709	129000	SH	SOLE	129000	0	0
NATIONAL FUEL GAS CO	COM	63618010	25175	400000	SH	SOLE	400000	0	0
NATIONAL GRID GROUP	COM	0242824	4647	770000	SH	SOLE	770000	0	0
NATIONAL GRID GROUP ADR	COM	63627410	9756	215000	SH	SOLE	215000	0	0
NISOURCE	COM	65473P10	69390	2256600	SH	SOLE	2256600	0	0
NISOURCE INC	CVPPFD	65473P30	27000	500000	SH	SOLE	500000	0	0
NORTEL NETWORKS CORP	COM	65656810	7633	238077	SH	SOLE	150870	0	87207
NSTAR	COM	67019E10	56535	1318600	SH	SOLE	1318600	0	0
OMNICOM GROUP INC	COM	68191910	20550	247966	SH	SOLE	146405	0	101561
ORACLE CORP	COM	68389X10	1068	36750	SH	SOLE	29330	0	7420
PEPSICO INC	COM	71344810	5113	103170	SH	SOLE	103170	0	0
PFIZER INC	COM	71708110	30544	664007	SH	SOLE	393685	0	270322
PHARMACIA CORPORATION	COM	71713U10	385	6310	SH	SOLE	6310	0	0
PINNACLE WEST CAPITAL CORP	COM	72348410	53340	1120000	SH	SOLE	1120000	0	0
PITNEY BOWES INC	COM	72447910	1829	55200	SH	SOLE	55200	0	0
PP&L CAPITAL TRUST II	PFD	69349820	5225	209000	SH	SOLE	209000	0	0
PRAXAIR INC	COM	74005P10	10658	240175	SH	SOLE	113500	0	126675
PROCTER & GAMBLE CO	COM	74271810	536	6830	SH	SOLE	6830	0	0
PROLOGIS TRUST	COM	74341010	11261	506100	SH	SOLE	506100	0	0
PROVIDIAN FINANCIAL CORP	COM	74406A10	40353	701797	SH	SOLE	371881	0	329916
PUBLIC SERV ENTERPRISE GRP	COM	74457310	48625	1000000	SH	SOLE	1000000	0	0
PUGET SOUND ENERGY INC	COM	74533210	19469	700000	SH	SOLE	700000	0	0
RECKSON ASSOC RALTY CORP-B	COM	75621K30	5235	192545	SH	SOLE	192545	0	0
RECKSON ASSOCIATES REALTY	COM	75621K10	18382	733445	SH	SOLE	733445	0	0
RELIANT ENERGY INC	COM	75952J10	64969	1500000	SH	SOLE	1500000	0	0
S L GREEN REALTY COMPANY	COM	78440X10	1389	49600	SH	SOLE	49600	0	0
SBC COMMUNICATIONS INC	COM	78387G10	121808	2550943	SH	SOLE	2369110	0	181833
SCHERING-PLOUGH CORP	COM	80660510	14188	250006	SH	SOLE	107685	0	142321
SCHLUMBERGER LTD	COM	80685710	225	2810	SH	SOLE	2810	0	0
SCOTISH AND SOUTHERN ENERG	COM	81012K30	18463	200000	SH	SOLE	200000	0	0
SCOTTISH & SOUTHERN ENERGY	COM	0790873	5253	850000	SH	SOLE	850000	0	0
SCOTTISH POWER PLC	COM	81013T70	30313	1000000	SH	SOLE	1000000	0	0
SIERRA PACIFIC	COM	82642810	18996	1182600	SH	SOLE	1182600	0	0
SOLETRON CORP	COM	83418210	17399	513248	SH	SOLE	246950	0	266298
SOUTHERN COMPANY	COM	84258710	109898	3305192	SH	SOLE	2891080	0	414112
SPIEKER PROPERTIES INC	COM	84849710	24568	490135	SH	SOLE	490135	0	0
STARWOOD HOTELS & RESORTS	COM	85590A20	1058	30000	SH	SOLE	30000	0	0
SUN MICROSYSTEMS INC	COM	86681010	8139	291988	SH	SOLE	144748	0	147240
SWISSCOM AG	COM	87101310	17938	700000	SH	SOLE	700000	0	0
TARGET CORP	COM	87612E10	3996	123900	SH	SOLE	123900	0	0
TELE DANMARK AS	COM	87924210	18281	900000	SH	SOLE	900000	0	0
TELECOM NEW ZEALAND-SP ADR	COM	87927820	14289	856250	SH	SOLE	856250	0	0
TELLABS INC	COM	87966410	452	8000	SH	SOLE	8000	0	0
TELSTRA	COM	87969N20	18964	1068400	SH	SOLE	1068400	0	0
TEXAS INSTRUMENTS INC	COM	88250810	13276	280240	SH	SOLE	143400	0	136840
THE WILLIAMS COMPANIES	COM	96945710	80396	2013040	SH	SOLE	1734385	0	278655
TOSCO CORPORATION	COM	89149030	8805	259435	SH	SOLE	125100	0	134335
TXU CORPORATION	CVPPFD	87316820	39652	789100	SH	SOLE	789100	0	0
TYCO INTERNATIONAL LTD	COM	90212410	23436	422269	SH	SOLE	200982	0	221287
UNITED TECHNOLOGIES CORP	COM	91301710	17184	218555	SH	SOLE	96305	0	122250
UNOCAL CORP W/RTS	COM	91528910	9042	233717	SH	SOLE	104800	0	128917
UTILICORP CONVERTIBLE	PFD	91800587	15218	450900	SH	SOLE	450900	0	0
UTILICORP UNITED INC	COM	91800510	63550	2050000	SH	SOLE	2050000	0	0
VECTREN	COM	92240G10	21392	834800	SH	SOLE	834800	0	0
VERIZON COMMUNICATIONS	COM	92343V10	92744	1850245	SH	SOLE	1850245	0	0
VIACOM INC - CL B	COM	92552430	317	6788	SH	SOLE	6788	0	0
VORNADO REALTY TRUST	COM	92904210	24259	633190	SH	SOLE	633190	0	0
WAL-MART STORES INC	COM	93114210	1279	24080	SH	SOLE	24080	0	0
WALGREEN CO	COM	93142210	7194	172050	SH	SOLE	172050	0	0
WATSON PHARMACEUTICALS	COM	94268310	7368	143940	SH	SOLE	61325	0	82615
WELLS FARGO CO	COM	94974610	717	12880	SH	SOLE	8415	0	4465
WORLDCOM INC	COM	98157D10	10787	767049	SH	SOLE	450890	0	316159
XCEL ENERGY INC	COM	98389B10	29063	1000000	SH	SOLE	1000000	0	0

</TABLE>