

Directors

Martin Brody
Donald F. Crumrine, CFA
Robert M. Ettinger, CFA
David Gale
Morgan Gust
Robert F. Wulf, CFA

Officers

Donald F. Crumrine, CFA
Chairman of the Board
and Chief Executive Officer
Robert M. Ettinger, CFA
President
Peter C. Stimes, CFA
Chief Financial and Accounting
Officer, Vice President
and Treasurer
Robert E. Chadwick, CFA
Vice President and Secretary
Bradford S. Stone
Vice President

Investment Adviser

Flaherty & Crumrine Incorporated
e-mail: flaherty@fin-mail.com

Questions concerning your shares of Preferred Income Fund?

- If your shares are held in a Brokerage Account, contact your Broker.
- If you have physical possession of your shares in certificate form, contact the Fund's Transfer Agent & Shareholder Servicing Agent --
PFPC Inc.
P.O. Box 43027
Providence, RI02940-3027
1-800-331-1710

This report is sent to shareholders of Preferred Income Fund Incorporated for their information. It is not a Prospectus, circular or representation intended for use in the purchase or sale of shares of the Fund or of any securities mentioned in this report.



Quarterly Report

August 31, 2003

web site: www.preferredincome.com

PREFERRED INCOME FUND INCORPORATED

Dear Shareholder:

The Preferred Income Fund turned in a banner quarter despite an extremely difficult market for fixed income securities. The Fund earned 2.4% on net asset value ("NAV") during its third fiscal quarter. For the first three fiscal quarters of 2003, the return on NAV was a remarkable 22.1%.

The extraordinary jump in intermediate and long-term interest rates during the quarter provided a textbook case for why we hedge against a substantial rise in interest rates. The yields on 10-year and 30-year U.S. Treasuries rose 1.10% and 0.86%, respectively, during the period. An investor in these securities would have suffered total return losses of 7.8% on the 10-year and 10.9% on the 30-year.

Given the magnitude of the weakness in the fixed-income markets, it is no surprise that the performance of the market price for the Fund's shares lagged the performance of the NAV. For the quarter, the return on market was -4.5%. Since the beginning of the fiscal year, the market return was a much more impressive +10.7%.

This was clearly one of the worst three months the bond market has ever experienced, and without the Fund's hedging strategy the results would have been much worse. In some ways, hedging is a lot like buying an insurance policy – you pay a premium, but don't expect to collect very often. When you need it, however, you are awfully glad you have it! During the past quarter we certainly needed the hedge; *without it, the return on NAV would have been 4.8 percentage points lower.*

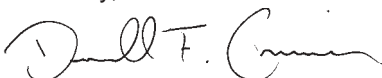
Interest in preferred securities remains high, but on balance there has not been a lot of new supply. As you would expect, these conditions have resulted in the yields on preferreds narrowing versus the yields on Treasury notes and bonds. Despite this, when compared to historical relationships, preferred securities still appear attractively priced at present.

We are always on the lookout for the best values within the preferred securities market. For some period of time now, we have determined that traditional preferred stock (the type which pays dividends that may be taxed at lower rates for corporations and individuals) should comprise a larger portion of the Fund's investment portfolio. Of course, in the future, fully taxable hybrid preferred securities may become more attractive and make up a bigger part of the portfolio.

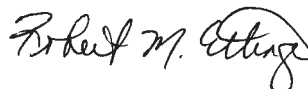
A lot of investors have inquired about the percentage of the Fund's distributions which are dividends (as opposed to interest). Because of the way the tax rules work, that number cannot be calculated until the end of the fiscal year. We have added a section on the Fund's web site, www.preferredincome.com, which shows the breakdown between dividends, income and capital gains from prior years.

We strongly encourage shareholders to participate in the Fund's Dividend Reinvestment and Cash Purchase Plan ("DRIP"). It provides a steady, reliable approach to building wealth.

Sincerely,



Donald F. Crumrine
Chairman of the Board



Robert M. Ettinger
President

September 30, 2003

Preferred Income Fund Incorporated
SUMMARY OF INVESTMENTS
August 31, 2003 (Unaudited)

	<u>Value (000's)</u>	<u>Percent of Total Net Assets</u>
Adjustable Rate Preferred Securities		
Utilities	\$ 382	0.2%
Banking	22,023	9.2
Financial Services	524	0.2
Total Adjustable Rate	<u>22,929</u>	<u>9.6</u>
Fixed Rate Preferred Securities		
Utilities	80,016	33.5
Banking	50,062	21.0
Financial Services	24,214	10.2
Insurance	22,422	9.4
Oil and Gas	8,453	3.5
Miscellaneous Industries	4,249	1.8
Total Fixed Rate	<u>189,416</u>	<u>79.4</u>
Inverse Floating Rate Preferred Securities	1,529	0.6
Total Preferred Stocks and Securities	213,874	89.6
Corporate Debt Securities	2,114	0.9
Common Stocks and Convertible Securities	6,088	2.6
Purchased Put Options	3,189	1.3
Money Market Funds	<u>9,751</u>	<u>4.1</u>
Total Investments	235,016	98.5
Other Assets and Liabilities (net)	<u>3,550</u>	<u>1.5</u>
Total Net Assets Available to Common and Preferred Stock	<u>\$238,566</u>	<u>100.0%</u>

FINANCIAL DATA

Per Share of Common Stock (Unaudited)

	<u>Dividend Paid</u>	<u>Net Asset Value</u>	<u>NYSE Closing Price</u>	<u>Dividend Reinvestment Price (1)</u>
December 31, 2002 Extra	\$0.1285	\$13.65	\$15.10	\$14.35
December 31, 2002	0.0915	13.65	15.10	14.35
January 31, 2003	0.0915	14.45	16.70	15.87
February 28, 2003	0.0915	14.55	16.42	15.60
March 31, 2003	0.0915	14.64	16.10	15.30
April 30, 2003	0.0915	14.83	16.20	15.39
May 31, 2003	0.0915	15.54	16.63	15.80
June 30, 2003	0.0915	15.84	16.35	15.84
July 31, 2003	0.0915	15.58	15.34	15.27
August 31, 2003	0.0915	15.64	15.61	15.64

(1) Whenever the net asset value per share of the Fund's common stock is less than or equal to the market price per share on the payment date, new shares issued will be valued at the higher of net asset value or 95% of the then current market price. Otherwise, the reinvestment shares of common stock will be purchased in the open market.

STATEMENT OF CHANGES IN NET ASSETS AVAILABLE TO COMMON STOCK⁽¹⁾
Nine Months Ended August 31, 2003 (Unaudited)

	<u>Value (000's)</u>
OPERATIONS:	
Net investment income	\$ 9,871
Net realized gain on investments sold during the period	6,715
Change in net unrealized appreciation of investments held during the period	14,091
Distributions to Money Market Cumulative Preferred™ Stock Shareholders from net investment income, including changes in accumulated undeclared distributions	(831)
Decrease due to Money Market Cumulative Preferred™ Stock offering expenses	0
Net increase in net assets from operations	<u>29,846</u>
DISTRIBUTIONS:	
Dividends paid from net investment income to Common Stock Shareholders (2)	(9,607)
Distributions paid from net realized capital gains to Common Stock Shareholders	0
Total Distributions	<u>(9,607)</u>
FUND SHARES TRANSACTIONS:	
Increase from Common Stock Transactions	1,508
Decrease due to Money Market Cumulative Preferred™ Stock Offering Costs	(6)
NET INCREASE IN NET ASSETS AVAILABLE TO COMMON STOCK FOR THE PERIOD	<u>21,741</u>
NET ASSETS AVAILABLE TO COMMON STOCK:	
Beginning of period	136,756
End of period	<u>\$ 158,497</u>

FINANCIAL HIGHLIGHTS⁽¹⁾
Nine Months Ended August 31, 2003 (Unaudited)
For a Common share outstanding throughout the period.

PER SHARE OPERATING PERFORMANCE:	
Net asset value, beginning of period	\$ 13.63
INVESTMENT OPERATIONS:	
Net investment income	0.97
Net realized gain and unrealized appreciation on investments	2.07
DISTRIBUTIONS TO MMP* SHAREHOLDERS:	
From net investment income (including change in accumulated undeclared dividends on MMP*)	(0.08)
From net realized capital gains	0.00
Total from investment operations after distribution to MMP* Shareholders	<u>2.96</u>
DISTRIBUTIONS TO COMMON STOCK SHAREHOLDERS:	
From net investment income	(0.95)
From net realized capital gains	0.00
Total distributions to Common Stock Shareholders	<u>(0.95)</u>
Net asset value, end of period	<u>\$ 15.64</u>
Market value, end of period	<u>\$ 15.61</u>
Common shares outstanding, end of period	<u>10,132,249</u>
RATIOS TO AVERAGE NET ASSETS AVAILABLE TO COMMON STOCK SHAREHOLDERS:	
Net investment income	8.01%**
Operating expenses	1.51%**

SUPPLEMENTAL DATA:††

Portfolio turnover rate fiscal year to date	25%***
Total net assets available to Common and Preferred Stock, end of period (in 000's)	\$ 238,566
Ratio of operating expenses to total average net assets including MMP*	0.98%**

(1) These tables summarize the nine months ended August 31, 2003 and should be read in conjunction with the Fund's audited financial statements, including footnotes, contained in its Annual Report dated November 30, 2002.

(2) Includes income earned, but not paid out, in prior fiscal year.

* Money Market Cumulative Preferred™ Stock.

** Annualized.

*** Not Annualized.

†† Information presented under heading Supplemental Data includes MMP*.