

Portfolio Name		Date		Current Value							
Top Analysti		04-01-23 at 4:04 AM		2,159,548.48							
Name	Ticker	% Forward Dividend Yield	Shares Held	\$ Current Price	% Change	\$ Market Value	% Weight	Price/Earnings Forward	\$ Cost Per Share	% Unrealized Gain/Loss Since Purch	Initial Purchase
McDonald's Corp	MCD	2.19	416.00	279.61	0.66	116,317.76	5.39	26.39	59.86	367.10	08-21-09
Microsoft Corp	MSFT	0.96	316.00	288.30	1.50	91,102.80	4.22	26.25	27.37	953.45	03-18-05
Walmart Inc	WMT	1.57	592.00	147.45	1.22	87,290.40	4.04	23.92	59.26	148.80	03-21-07
PepsiCo Inc	PEP	2.54	464.00	182.30	0.81	84,587.20	3.92	25.00	62.19	193.13	05-20-08
AbbVie Inc	ABBV	3.75	520.00	159.37	0.92	82,872.40	3.84	14.37	48.48	228.76	01-02-13
Procter & Gamble Co	PG	2.48	530.00	148.69	0.84	78,805.70	3.65	23.42	63.08	135.71	09-10-08
Air Products & Chemicals ...	APD	2.50	238.00	287.21	3.32	68,355.98	3.17	24.63	93.32	207.77	07-24-12
Caterpillar Inc	CAT	2.14	290.00	228.84	1.92	66,363.60	3.07	14.08	72.01	217.78	11-10-15
Coca-Cola Co	KO	2.97	1,000.00	62.03	0.29	62,030.00	2.87	23.81	26.84	131.12	07-21-07
Chevron Corp	CVX	3.72	340.00	163.16	0.47	55,474.40	2.57	10.20	81.19	100.97	10-06-09
AstraZeneca PLC ADR	AZN	2.10	734.00	69.41	0.30	50,946.94	2.36	19.16	21.55	222.07	06-01-10
Abbott Laboratories	ABT	2.06	504.00	101.26	2.20	51,035.04	2.36	22.42	44.23	128.96	04-26-16
Sysco Corp	SYT	2.55	625.00	77.23	0.38	48,268.75	2.24	16.26	30.12	156.42	03-20-12
Johnson & Johnson	JNJ	2.95	310.00	155.00	1.02	48,050.00	2.23	14.56	65.34	137.21	03-21-07
Aflac Inc	AFL	2.61	720.00	64.52	0.36	46,454.40	2.15	11.48	25.96	148.55	09-22-09
Medtronic PLC	MDT	3.44	570.00	80.62	1.82	45,953.40	2.13	14.77	46.61	72.98	09-21-10
Brookfield Infrastructure ...	BIPC	3.36	1,000.00	46.06	1.30	46,060.00	2.13	---	41.22	11.75	04-01-20
Archer-Daniels Midland Co	ADM	2.27	550.00	79.66	0.24	43,813.00	2.03	11.78	32.40	145.90	09-02-04
Target Corp	TGT	2.70	258.00	165.63	3.34	42,732.54	1.98	18.80	57.79	186.62	03-07-17
Kellogg Co	K	3.54	600.00	66.96	0.45	40,176.00	1.86	16.50	54.98	21.79	03-19-19
Altria Group Inc	MO	8.45	900.00	44.62	0.27	40,158.00	1.86	8.90	27.80	60.50	09-15-08
Unilever PLC ADR	UL	3.40	770.00	51.93	-0.10	39,986.10	1.85	18.69	29.48	76.14	06-19-07
Emerson Electric Co	EMR	2.43	450.00	87.14	1.81	39,213.00	1.82	21.01	49.68	75.41	01-17-12
Deere & Co	DE	1.24	92.00	412.88	2.27	37,984.96	1.76	13.70	83.09	396.92	10-11-11
British American Tobacco ...	BTI	7.94	1,030.00	35.12	-0.48	36,173.60	1.68	7.38	39.04	-10.04	09-01-20
Enbridge Inc	ENB	6.83	900.00	38.15	0.18	34,335.00	1.59	17.06	37.14	2.71	06-19-18
CVS Health Corp	CVS	3.24	436.00	74.31	-0.52	32,399.16	1.50	8.47	57.74	28.71	04-02-19
Cincinnati Financial Corp	CINF	2.72	285.00	112.08	1.56	31,942.80	1.48	21.23	38.03	194.69	08-01-12
Lowe's Companies Inc	LOW	2.18	156.00	199.97	3.80	31,195.32	1.44	13.95	125.22	59.69	10-10-17
Raytheon Technologies C...	RTX	2.26	300.00	97.93	0.58	29,379.00	1.36	19.34	79.32	23.47	08-17-15
Realty Income Corp	O	4.89	440.00	63.32	1.55	27,860.80	1.29	46.30	35.44	78.66	03-15-11
Old Republic Internationa...	ORI	3.98	1,100.00	24.97	1.34	27,467.00	1.27	---	16.48	51.56	02-25-14
Ingredion Inc	INGR	2.80	266.00	101.73	1.03	27,060.18	1.25	12.52	81.10	25.44	12-08-20
Comcast Corp Class A	CMCSA	3.12	688.00	37.91	2.05	26,082.08	1.21	9.95	35.66	6.31	09-13-22
Restaurant Brands Intern...	QSR	3.37	386.00	67.14	2.94	25,916.04	1.20	15.77	56.50	18.84	03-27-18
Philip Morris International...	PM	5.26	260.00	97.25	0.65	25,285.00	1.17	15.17	81.00	20.06	03-11-14
Chubb Ltd	CB	1.72	130.00	194.18	0.39	25,243.40	1.17	10.71	95.70	102.91	02-04-14
National Grid PLC ADR	NGG	4.63	366.00	67.99	0.86	24,884.34	1.15	14.43	47.38	43.51	06-01-10
Unum Group	UNM	3.38	630.00	39.56	1.41	24,922.80	1.15	5.74	20.62	91.86	05-19-20
Omega Healthcare Invest...	OHI	9.87	900.00	27.41	0.96	24,669.00	1.14	22.52	30.88	-11.24	05-19-15
Merck & Co Inc	MRK	2.76	202.00	106.39	0.44	21,490.78	1.00	15.38	74.13	43.52	03-16-21
Dover Corp	DOV	1.36	130.00	151.94	2.56	19,752.20	0.91	16.37	54.71	177.74	11-30-10
Becton, Dickinson and Co	BDX	1.48	78.00	247.54	0.97	19,308.12	0.89	20.08	85.48	189.60	08-21-12
Novartis AG ADR	NVS	3.82	184.00	92.00	0.46	16,928.00	0.78	14.01	73.43	25.29	09-13-16
Lockheed Martin Corp	LMT	2.54	34.00	472.73	-0.10	16,072.82	0.74	17.67	347.33	36.10	01-26-21
Vodafone Group PLC ADR	VOD	8.86	1,440.00	11.04	0.00	15,897.60	0.74	10.67	18.33	-39.76	03-20-19
Cardinal Health Inc	CAH	2.63	210.00	75.50	0.86	15,855.00	0.73	11.95	55.03	37.20	06-14-16
BlackRock Inc	BLK	3.03	22.00	669.12	1.22	14,720.64	0.68	19.34	739.32	-9.49	02-22-22
National Retail Properties...	NNN	5.08	327.00	44.15	1.96	14,437.05	0.67	22.12	23.00	91.94	05-04-10
T. Rowe Price Group Inc	TROW	4.42	118.00	112.90	2.29	13,322.20	0.62	16.58	143.21	-21.16	02-22-22
Anheuser-Busch InBev S...	BUD	1.19	200.00	66.73	0.51	13,346.00	0.62	20.28	57.77	15.51	08-21-18
Starbucks Corp	SBUX	2.09	120.00	104.13	2.77	12,495.60	0.58	30.03	59.36	75.42	09-05-17
Essex Property Trust Inc	ESS	4.53	60.00	209.14	2.43	12,548.40	0.58	36.50	211.47	-1.10	11-28-22
Leggett & Platt Inc	LEG	5.68	368.00	31.88	2.91	11,731.84	0.54	---	23.80	33.95	08-28-12
Walgreens Boots Alliance ...	WBA	5.54	328.00	34.58	-0.14	11,342.24	0.53	7.69	47.45	-27.13	04-30-19
Viatrix Inc	VTRS	5.02	1,100.00	9.62	0.63	10,582.00	0.49	3.31	12.98	-25.91	11-17-20
Colgate-Palmolive Co	CL	2.55	120.00	75.15	-0.13	9,018.00	0.42	24.21	67.61	11.16	02-27-18
Sabra Health Care REIT Inc	SBRA	10.62	580.00	11.50	1.77	6,670.00	0.31	35.59	13.38	-14.03	07-26-16
International Business Ma...	IBM	5.11	50.00	131.09	1.45	6,554.50	0.30	13.53	128.66	1.89	02-24-15
MidCap Financial Investm...	MFIC	13.49	520.00	11.40	1.15	5,928.00	0.27	7.02	16.52	-30.99	04-27-16
Pfizer Inc	PFE	4.06	130.00	40.80	1.04	5,304.00	0.25	11.81	32.13	26.99	03-24-20
Macerich Co	MAC	6.67	474.00	10.60	4.02	5,024.40	0.23	-70.42	17.43	-39.20	11-12-19
Cash	CASH\$	---	4,931.20	1.00	0.00	4,931.20	0.23	---	1.00	0.00	08-25-09
Stanley Black & Decker Inc	SWK	4.12	42.00	80.58	3.63	3,384.36	0.16	70.92	78.63	2.48	12-06-22
Williams-Sonoma Inc	WSM	3.05	18.00	121.66	2.93	2,189.88	0.10	8.53	120.83	0.68	03-21-23

Baxter International Inc	BAX	2.88	46.00	40.56	0.62	1,865.76	0.09	14.12	45.42	-10.69	01-24-23
Top Analysti		3.19			1.14	2,159,548.48	100.00	15.75		85.29	