

Portfolio Name Top Analysti		Date 10-08-23 at 2:30 AM		Current Value 2,078,420.43							
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
Microsoft Corp	MSFT	0.92	316.00	327.26	2.47	103,414.16	4.98	29.76	27.37	1,095.81	03-18-05
McDonald's Corp	MCD	2.69	416.00	248.22	-1.59	103,259.52	4.97	20.04	59.86	314.66	08-21-09
Walmart Inc	WMT	1.46	592.00	156.41	-1.68	92,594.72	4.46	22.12	59.26	163.92	03-21-07
AbbVie Inc	ABBV	3.99	520.00	148.24	0.54	77,084.80	3.71	13.53	48.48	205.80	01-02-13
Caterpillar Inc	CAT	1.95	290.00	266.04	2.01	77,151.60	3.71	12.80	72.01	269.44	11-10-15
Procter & Gamble Co	PG	2.61	530.00	144.09	0.20	76,367.70	3.67	22.57	63.08	128.42	09-10-08
PepsiCo Inc	PEP	3.01	464.00	160.29	0.12	74,374.56	3.58	19.80	62.19	157.74	05-20-08
Air Products & Chemicals ...	APD	2.49	238.00	281.06	0.43	66,892.28	3.22	22.03	93.32	201.18	07-24-12
Aflac Inc	AFL	2.16	734.00	77.60	1.52	56,958.40	2.74	12.71	26.86	188.95	09-22-09
Chevron Corp	CVX	3.72	340.00	162.23	-1.02	55,158.20	2.65	11.17	81.19	99.83	10-06-09
Coca-Cola Co	KO	3.46	1,000.00	53.14	1.45	53,140.00	2.56	18.76	26.84	98.00	07-21-07
AstraZeneca PLC ADR	AZN	2.15	734.00	67.42	0.81	49,486.28	2.38	15.90	21.55	212.84	06-01-10
Johnson & Johnson	JNJ	3.02	310.00	157.64	0.32	48,868.40	2.35	14.39	65.34	141.25	03-21-07
Abbott Laboratories	ABT	2.11	504.00	96.88	0.71	48,827.52	2.35	21.01	44.23	119.06	04-26-16
Medtronic PLC	MDT	3.63	582.00	76.12	-0.04	44,301.84	2.13	14.90	47.50	60.25	09-21-10
Emerson Electric Co	EMR	2.19	450.00	95.04	1.55	42,768.00	2.06	19.31	49.68	91.31	01-17-12
Archer-Daniels Midland Co	ADM	2.47	550.00	72.86	-0.37	40,073.00	1.93	10.87	32.40	124.91	09-02-04
Sysco Corp	SY	3.18	625.00	62.95	-1.10	39,343.75	1.89	14.43	30.12	109.01	03-20-12
Altria Group Inc	MO	9.32	900.00	42.07	0.19	37,863.00	1.82	8.22	27.80	51.33	09-15-08
Unilever PLC ADR	UL	3.78	770.00	48.22	-1.47	37,129.40	1.79	16.34	29.48	63.55	06-19-07
Deere & Co	DE	1.43	92.00	378.54	0.76	34,825.68	1.68	11.68	83.09	355.59	10-11-11
Brookfield Infrastructure ...	BIPC	4.60	1,000.00	33.25	-1.28	33,250.00	1.60	---	41.22	-19.33	04-01-20
British American Tobacco ...	BTI	9.19	1,088.00	30.50	-0.03	33,184.00	1.60	6.49	38.77	-21.32	09-01-20
CVS Health Corp	CVS	3.46	464.00	69.90	0.22	32,433.60	1.56	8.12	58.71	19.07	04-02-19
Unum Group	UNM	2.95	630.00	49.57	2.27	31,229.10	1.50	6.32	20.62	140.40	05-19-20
Lowe's Companies Inc	LOW	2.21	156.00	199.54	-0.13	31,128.24	1.50	13.53	125.22	59.35	10-10-17
Kellanova Co	K	4.76	600.00	50.43	-0.41	30,258.00	1.46	12.33	54.98	-8.27	03-19-19
Comcast Corp Class A	CMCSA	2.67	688.00	43.47	1.05	29,907.36	1.44	10.33	35.66	21.90	09-13-22
Omega Healthcare Invest...	OHI	8.08	900.00	33.17	0.12	29,853.00	1.44	---	30.88	7.41	05-19-15
Enbridge Inc	ENB	8.26	930.00	31.82	0.22	29,592.60	1.42	16.16	37.08	-14.19	06-19-18
Old Republic Internationa...	ORI	3.66	1,100.00	26.77	-0.26	29,447.00	1.42	---	16.48	62.48	02-25-14
Target Corp	TGT	4.19	274.00	105.01	-0.13	28,772.74	1.38	11.67	62.65	67.62	03-07-17
Cincinnati Financial Corp	CINF	2.99	285.00	100.26	-1.07	28,574.10	1.37	15.43	38.03	163.62	08-01-12
Chubb Ltd	CB	1.64	130.00	209.55	-0.57	27,241.50	1.31	10.22	95.70	118.97	02-04-14
Ingredion Inc	INGR	3.31	266.00	94.25	-0.85	25,070.50	1.21	9.81	81.10	16.21	12-08-20
Restaurant Brands Intern...	QSR	3.49	386.00	62.98	-2.11	24,310.28	1.17	12.85	56.50	11.48	03-27-18
Philip Morris International...	PM	5.64	260.00	92.17	0.21	23,964.20	1.15	13.62	81.00	13.79	03-11-14
Realty Income Corp	O	6.13	440.00	50.11	0.10	22,048.40	1.06	37.17	35.44	41.39	03-15-11
National Grid PLC ADR	NGG	5.75	366.00	58.69	-0.05	21,480.54	1.03	14.37	47.38	23.88	06-01-10
RTX Corp	RTX	3.38	300.00	69.77	0.56	20,931.00	1.01	13.02	79.32	-12.04	08-17-15
Merck & Co Inc	MRK	2.81	202.00	103.88	0.27	20,983.76	1.01	12.33	74.13	40.14	03-16-21
Becton Dickinson & Co	BDX	1.39	78.00	262.42	0.52	20,468.76	0.98	19.16	85.48	207.00	08-21-12
Cardinal Health Inc	CAH	2.23	210.00	89.93	0.12	18,885.30	0.91	13.44	55.03	63.43	06-14-16
Dover Corp	DOV	1.47	130.00	138.89	0.42	18,055.70	0.87	14.10	54.71	153.89	11-30-10
Novartis AG ADR	NVS	3.60	184.00	97.14	1.03	17,873.76	0.86	13.79	73.43	32.29	09-13-16
BlackRock Inc	BLK	3.09	22.00	648.26	1.24	14,261.72	0.69	16.26	739.32	-12.32	02-22-22
Lockheed Martin Corp	LMT	2.99	34.00	400.73	0.85	13,624.82	0.66	14.10	347.33	15.37	01-26-21
Vodafone Group PLC ADR	VOD	10.49	1,440.00	9.32	-1.17	13,420.80	0.65	13.62	18.33	-49.14	03-20-19
Essex Property Trust Inc	ESS	4.28	60.00	215.93	1.68	12,955.80	0.62	36.23	211.47	2.11	11-28-22
T. Rowe Price Group Inc	TROW	4.78	118.00	102.16	0.22	12,054.88	0.58	14.03	143.21	-28.66	02-22-22
Viatrix Inc	VTRS	4.97	1,200.00	9.66	-0.31	11,592.00	0.56	3.33	12.69	-23.87	11-17-20
NNN REIT Inc	NNN	6.52	327.00	34.68	-1.06	11,340.36	0.55	17.51	23.00	50.77	05-04-10
Starbucks Corp	SBUX	2.46	120.00	92.85	0.52	11,142.00	0.54	22.78	59.36	56.42	09-05-17
Anheuser-Busch InBev S...	BUD	1.56	200.00	52.80	0.04	10,560.00	0.51	14.81	57.77	-8.60	08-21-18
Leggett & Platt Inc	LEG	7.25	368.00	24.82	1.60	9,133.76	0.44	---	23.80	4.28	08-28-12
Colgate-Palmolive Co	CL	2.77	120.00	69.43	0.23	8,331.60	0.40	20.20	67.61	2.70	02-27-18
Sabra Health Care REIT Inc	SBRA	8.63	580.00	13.91	0.22	8,067.80	0.39	---	13.38	3.98	07-26-16
International Business Ma...	IBM	4.68	50.00	142.03	0.36	7,101.50	0.34	14.03	128.66	10.39	02-24-15
Walgreens Boots Alliance ...	WBA	8.80	328.00	21.81	-1.67	7,153.68	0.34	5.78	47.45	-54.04	04-30-19
Williams-Sonoma Inc	WSM	2.32	44.00	155.43	2.87	6,838.92	0.33	10.70	124.89	24.46	03-21-23
Cash	CASH\$	---	6,763.84	1.00	0.00	6,763.84	0.33	---	1.00	0.00	08-25-09
MidCap Financial Investm...	MFIC	11.45	520.00	13.28	0.84	6,905.60	0.33	7.81	16.52	-19.60	04-27-16
Pfizer Inc	PFE	4.95	160.00	33.13	-1.02	5,300.80	0.26	10.09	32.92	0.65	03-24-20
Macerich Co	MAC	6.46	474.00	10.53	0.19	4,991.22	0.24	-303.03	17.43	-39.60	11-12-19
Stanley Black & Decker Inc	SWK	4.14	42.00	78.18	0.90	3,283.56	0.16	18.38	78.63	-0.57	12-06-22

Verizon Communications ...	VZ	8.62	100.00	30.85	-0.98	3,085.00	0.15	6.52	33.35	-7.50	09-12-23
Baxter International Inc	BAX	3.17	46.00	36.62	-1.08	1,684.52	0.08	12.41	45.42	-19.37	01-24-23
Top Analysti		3.40			0.19	2,078,420.43	100.00	14.14		75.32	