

Portfolio Name
Top Analysti

Date
10-14-23 at 4:56 PM

Current Value
2,087,743.29

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	327.73	-1.04	103,562.68	4.96	29.59	27.37	1,097.53	03-18-05
McDonald's Corp	MCD	2.69	416.00	248.31	0.86	103,296.96	4.95	20.08	59.86	314.81	08-21-09
Walmart Inc	WMT	1.43	592.00	159.83	0.55	94,619.36	4.53	22.62	59.26	169.69	03-21-07
Caterpillar Inc	CAT	1.94	290.00	267.94	-0.62	77,702.60	3.72	12.90	72.01	272.08	11-10-15
AbbVie Inc	ABBV	4.00	520.00	147.96	-0.23	76,939.20	3.69	13.51	48.48	205.23	01-02-13
Procter & Gamble Co	PG	2.60	530.00	144.69	0.96	76,685.70	3.67	22.78	63.08	129.37	09-10-08
PepsiCo Inc	PEP	3.02	470.00	160.00	1.21	75,200.00	3.60	19.57	62.84	154.60	05-20-08
Air Products & Chemicals ...	APD	2.45	238.00	285.46	-0.12	67,939.48	3.25	22.42	93.32	205.89	07-24-12
Aflac Inc	AFL	2.09	734.00	80.25	0.49	58,903.50	2.82	13.16	26.86	198.82	09-22-09
Chevron Corp	CVX	3.68	340.00	164.06	1.76	55,780.40	2.67	11.30	81.19	102.08	10-06-09
Coca-Cola Co	KO	3.48	1,000.00	52.89	0.15	52,890.00	2.53	18.98	26.84	97.07	07-21-07
AstraZeneca PLC ADR	AZN	2.15	734.00	67.33	-1.15	49,420.22	2.37	15.87	21.55	212.42	06-01-10
Johnson & Johnson	JNJ	3.03	310.00	156.85	0.33	48,623.50	2.33	14.31	65.34	140.04	03-21-07
Abbott Laboratories	ABT	2.24	504.00	90.87	0.75	45,798.48	2.19	19.69	44.23	105.47	04-26-16
Emerson Electric Co	EMR	2.20	450.00	94.76	-1.34	42,642.00	2.04	19.16	49.68	90.75	01-17-12
Medtronic PLC	MDT	3.84	582.00	71.96	0.94	41,880.72	2.01	14.10	47.50	51.49	09-21-10
Archer-Daniels Midland Co	ADM	2.45	550.00	73.32	0.76	40,326.00	1.93	10.94	32.40	126.33	09-02-04
Sysco Corp	SY	3.16	625.00	63.26	0.91	39,537.50	1.89	14.51	30.12	110.04	03-20-12
Altria Group Inc	MO	9.19	900.00	42.66	0.99	38,394.00	1.84	8.38	27.80	53.45	09-15-08
Unilever PLC ADR	UL	3.81	770.00	47.80	0.06	36,806.00	1.76	16.16	29.48	62.13	06-19-07
Deere & Co	DE	1.42	92.00	380.66	-0.42	35,020.72	1.68	11.74	83.09	358.14	10-11-11
CVS Health Corp	CVS	3.38	464.00	71.54	0.87	33,194.56	1.59	8.31	58.71	21.86	04-02-19
British American Tobacco ...	BTI	9.41	1,088.00	29.78	-1.00	32,400.64	1.55	6.24	38.77	-23.18	09-01-20
Unum Group	UNM	2.92	630.00	49.94	-0.34	31,462.20	1.51	6.36	20.62	142.20	05-19-20
Brookfield Infrastructure ...	BIPC	4.94	1,000.00	30.98	-7.05	30,980.00	1.48	---	41.22	-24.83	04-01-20
Omega Healthcare Invest...	OHI	7.88	900.00	34.01	0.32	30,609.00	1.47	---	30.88	10.13	05-19-15
Target Corp	TGT	3.93	274.00	111.98	1.07	30,682.52	1.47	12.44	62.65	78.74	03-07-17
Lowe's Companies Inc	LOW	2.25	156.00	195.75	-0.58	30,537.00	1.46	13.26	125.22	56.32	10-10-17
Enbridge Inc	ENB	8.03	930.00	32.73	0.55	30,438.90	1.46	16.78	37.08	-11.73	06-19-18
Comcast Corp Class A	CMCSA	2.65	688.00	43.81	-0.21	30,141.28	1.44	10.41	35.66	22.86	09-13-22
Kellanova Co	K	4.81	600.00	49.86	2.55	29,916.00	1.43	12.20	54.98	-9.31	03-19-19
Old Republic Internationa...	ORI	3.64	1,100.00	26.91	0.45	29,601.00	1.42	---	16.48	63.33	02-25-14
Cincinnati Financial Corp	CINF	2.95	285.00	101.80	0.44	29,013.00	1.39	15.65	38.03	167.67	08-01-12
Chubb Ltd	CB	1.63	130.00	210.94	0.76	27,422.20	1.31	10.29	95.70	120.42	02-04-14
Ingredion Inc	INGR	3.40	266.00	91.65	0.46	24,378.90	1.17	9.55	81.10	13.01	12-08-20
Restaurant Brands Intern...	QSR	3.51	386.00	62.67	-0.35	24,190.62	1.16	12.84	56.50	10.93	03-27-18
Philip Morris International...	PM	5.64	260.00	92.26	0.42	23,987.60	1.15	13.64	81.00	13.90	03-11-14
Realty Income Corp	O	6.07	440.00	50.59	0.62	22,259.60	1.07	37.45	35.44	42.75	03-15-11
National Grid PLC ADR	NGG	5.60	366.00	60.31	1.40	22,073.46	1.06	14.56	47.38	27.30	06-01-10
RTX Corp	RTX	3.22	300.00	73.25	-0.07	21,975.00	1.05	13.66	79.32	-7.65	08-17-15
Merck & Co Inc	MRK	2.81	202.00	104.01	0.41	21,010.02	1.01	12.35	74.13	40.31	03-16-21
Becton Dickinson & Co	BDX	1.41	78.00	258.70	0.63	20,178.60	0.97	18.90	85.48	202.65	08-21-12
Cardinal Health Inc	CAH	2.15	210.00	93.22	1.46	19,576.20	0.94	13.93	55.03	69.41	06-14-16
Dover Corp	DOV	1.48	130.00	138.12	-1.50	17,955.60	0.86	14.06	54.71	152.48	11-30-10
Novartis AG ADR	NVS	3.60	184.00	97.24	-0.64	17,892.16	0.86	13.81	73.43	32.42	09-13-16
Lockheed Martin Corp	LMT	2.86	34.00	441.06	1.59	14,996.04	0.72	16.05	347.33	26.99	01-26-21
BlackRock Inc	BLK	3.19	22.00	627.66	-1.34	13,808.52	0.66	15.72	739.32	-15.10	02-22-22
Vodafone Group PLC ADR	VOD	10.35	1,440.00	9.44	-1.46	13,593.60	0.65	13.79	18.33	-48.49	03-20-19
Essex Property Trust Inc	ESS	4.21	60.00	219.46	-0.46	13,167.60	0.63	36.76	211.47	3.78	11-28-22
T. Rowe Price Group Inc	TROW	4.85	118.00	100.65	-1.84	11,876.70	0.57	13.83	143.21	-29.72	02-22-22
NNN REIT Inc	NNN	6.34	327.00	35.62	0.99	11,647.74	0.56	17.99	23.00	54.85	05-04-10
Viatis Inc	VTRS	5.14	1,200.00	9.33	-1.37	11,196.00	0.54	3.23	12.69	-26.47	11-17-20
Starbucks Corp	SBUX	2.49	120.00	91.48	0.07	10,977.60	0.53	22.52	59.36	54.11	09-05-17
Anheuser-Busch InBev S...	BUD	1.53	200.00	53.71	0.17	10,742.00	0.51	15.08	57.77	-7.03	08-21-18
Leggett & Platt Inc	LEG	7.20	368.00	24.99	-0.40	9,196.32	0.44	---	23.80	5.00	08-28-12
Colgate-Palmolive Co	CL	2.71	120.00	70.95	1.79	8,514.00	0.41	20.62	67.61	4.95	02-27-18
Sabra Health Care REIT Inc	SBRA	8.43	580.00	14.23	0.07	8,253.40	0.40	---	13.38	6.38	07-26-16
Walgreens Boots Alliance ...	WBA	8.26	328.00	23.25	-3.89	7,626.00	0.37	6.12	47.45	-51.00	04-30-19
Williams-Sonoma Inc	WSM	2.23	44.00	161.52	-0.65	7,106.88	0.34	11.11	124.89	29.33	03-21-23
MidCap Financial Investm...	MFIC	11.59	520.00	13.11	-0.53	6,817.20	0.33	7.71	16.52	-20.63	04-27-16
International Business Ma...	IBM	4.80	50.00	138.46	-1.97	6,923.00	0.33	13.68	128.66	7.62	02-24-15
Cash	CASH\$	---	6,492.03	1.00	0.00	6,492.03	0.31	---	1.00	0.00	08-25-09
Pfizer Inc	PFE	5.11	160.00	32.11	-2.46	5,137.60	0.25	9.78	32.92	-2.45	03-24-20
Macerich Co	MAC	6.26	474.00	10.86	-0.46	5,147.64	0.25	-312.50	17.43	-37.70	11-12-19
Stanley Black & Decker Inc	SWK	3.98	42.00	81.45	-1.63	3,420.90	0.16	19.16	78.63	3.59	12-06-22

Verizon Communications ...	VZ	8.67	100.00	30.67	-0.78	3,067.00	0.15	6.48	33.35	-8.04	09-12-23
WK Kellogg Co	KLG	0.00	150.00	10.78	3.65	1,617.00	0.08	9.89	13.56	-20.52	10-04-23
Baxter International Inc	BAX	3.64	46.00	31.84	0.41	1,464.64	0.07	10.79	45.42	-29.89	01-24-23
Sandoz Group AG ADR	SDZNY	0.00	36.00	30.80	5.88	1,108.80	0.05	---	16.83	83.03	10-06-23
Top Analysti		3.39			0.09	2,087,743.29	100.00	14.18		75.66	