

Portfolio Name Top Analysti		Date 11-19-23 at 3:04 AM		Current Value 2,131,891.18							
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	0.81	316.00	369.85	-1.68	116,872.60	5.48	33.56	27.37	1,251.44	03-18-05
McDonald's Corp	MCD	2.42	416.00	275.75	-0.13	114,712.00	5.38	22.22	59.86	360.65	08-21-09
Walmart Inc	WMT	1.47	592.00	155.35	-0.44	91,967.20	4.31	21.98	59.26	162.13	03-21-07
Procter & Gamble Co	PG	2.49	530.00	151.07	-1.15	80,067.10	3.76	23.75	63.08	139.48	09-10-08
PepsiCo Inc	PEP	2.97	470.00	166.76	-0.57	78,377.20	3.68	20.41	62.84	165.36	05-20-08
Caterpillar Inc	CAT	2.05	290.00	253.07	1.96	73,390.30	3.44	12.27	72.01	251.43	11-10-15
AbbVie Inc	ABBV	4.48	520.00	138.30	0.01	71,916.00	3.37	12.48	48.48	185.30	01-02-13
Air Products & Chemicals ...	APD	2.59	238.00	269.99	-1.32	64,257.62	3.01	21.05	93.32	189.31	07-24-12
Aflac Inc	AFL	2.45	734.00	81.77	0.81	60,019.18	2.82	12.79	26.86	204.48	09-22-09
Coca-Cola Co	KO	3.21	1,000.00	57.26	0.19	57,260.00	2.69	20.45	26.84	113.35	07-21-07
Abbott Laboratories	ABT	2.05	516.00	99.55	-0.71	51,367.80	2.41	21.46	45.35	119.50	04-26-16
Chevron Corp	CVX	4.18	340.00	144.46	1.90	49,116.40	2.30	10.07	81.19	77.94	10-06-09
AstraZeneca PLC ADR	AZN	2.26	734.00	64.13	0.52	47,071.42	2.21	15.22	21.55	197.57	06-01-10
Johnson & Johnson	JNJ	3.18	310.00	149.79	-0.21	46,434.90	2.18	13.83	65.34	129.24	03-21-07
Medtronic PLC	MDT	3.69	600.00	74.76	-0.16	44,856.00	2.10	14.64	48.29	54.81	09-21-10
Sysco Corp	SYU	2.82	625.00	70.89	0.31	44,306.25	2.08	16.23	30.12	135.37	03-20-12
Archer-Daniels Midland Co	ADM	2.43	550.00	73.96	0.05	40,678.00	1.91	11.03	32.40	128.31	09-02-04
Emerson Electric Co	EMR	2.35	450.00	89.27	2.02	40,171.50	1.88	16.98	49.68	79.70	01-17-12
Target Corp	TGT	3.39	284.00	129.89	-0.04	36,888.76	1.73	14.43	64.28	102.06	03-07-17
Altria Group Inc	MO	9.60	900.00	40.82	0.29	36,738.00	1.72	8.12	27.80	46.84	09-15-08
Unilever PLC ADR	UL	3.92	770.00	47.34	-0.78	36,451.80	1.71	15.58	29.48	60.57	06-19-07
Deere & Co	DE	1.41	92.00	384.15	1.48	35,341.80	1.66	11.85	83.09	362.34	10-11-11
British American Tobacco ...	BTI	8.91	1,088.00	31.46	0.87	34,228.48	1.61	6.54	38.77	-18.85	09-01-20
CVS Health Corp	CVS	3.52	464.00	68.81	0.82	31,927.84	1.50	8.10	58.71	17.21	04-02-19
Kellanova Co	K	4.24	600.00	52.80	1.15	31,680.00	1.49	13.40	54.98	-3.96	03-19-19
Brookfield Infrastructure ...	BIPC	4.82	1,000.00	31.72	-0.06	31,720.00	1.49	---	41.22	-23.04	04-01-20
Lowe's Companies Inc	LOW	2.16	156.00	203.70	0.70	31,777.20	1.49	13.81	125.22	62.67	10-10-17
Enbridge Inc	ENB	7.70	930.00	33.68	2.37	31,322.40	1.47	16.92	37.08	-9.17	06-19-18
Old Republic Internationa...	ORI	3.46	1,100.00	28.36	0.07	31,196.00	1.46	---	16.48	72.13	02-25-14
Comcast Corp Class A	CMCSA	2.73	688.00	42.42	0.02	29,184.96	1.37	9.91	35.66	18.96	09-13-22
Chubb Ltd	CB	1.55	130.00	222.63	0.28	28,941.90	1.36	10.53	95.70	132.64	02-04-14
Cincinnati Financial Corp	CINF	2.97	285.00	100.89	-0.19	28,753.65	1.35	16.47	38.03	165.27	08-01-12
Omega Healthcare Invest...	OHI	8.48	900.00	31.62	-0.25	28,458.00	1.33	---	30.88	2.39	05-19-15
Restaurant Brands Intern...	QSR	3.09	386.00	71.12	0.44	27,452.32	1.29	15.06	56.50	25.88	03-27-18
Ingredion Inc	INGR	3.02	266.00	103.18	0.38	27,445.88	1.29	10.56	81.10	27.23	12-08-20
Unum Group	UNM	3.43	630.00	42.60	1.24	26,838.00	1.26	5.46	20.62	106.60	05-19-20
RTX Corp	RTX	2.96	300.00	79.68	-0.69	23,904.00	1.12	15.24	79.32	0.46	08-17-15
Philip Morris International...	PM	5.66	260.00	91.95	0.73	23,907.00	1.12	14.06	81.00	13.52	03-11-14
National Grid PLC ADR	NGG	5.49	366.00	64.42	1.54	23,577.72	1.11	15.43	47.38	35.97	06-01-10
Realty Income Corp	O	5.81	440.00	52.91	-0.34	23,280.40	1.09	40.65	35.44	49.29	03-15-11
Cardinal Health Inc	CAH	1.94	210.00	103.39	0.09	21,711.90	1.02	15.46	55.03	87.89	06-14-16
Merck & Co Inc	MRK	2.87	202.00	101.75	-0.24	20,553.50	0.96	12.02	74.13	37.26	03-16-21
Becton Dickinson & Co	BDX	1.63	78.00	233.27	-0.77	18,195.06	0.85	17.04	85.48	172.90	08-21-12
Dover Corp	DOV	1.48	130.00	137.79	0.18	17,912.70	0.84	14.27	54.71	151.88	11-30-10
Novartis AG ADR	NVS	3.69	184.00	94.91	0.90	17,463.44	0.82	13.51	73.43	29.25	09-13-16
BlackRock Inc	BLK	2.79	22.00	716.86	0.27	15,770.92	0.74	20.45	739.32	-3.04	02-22-22
Lockheed Martin Corp	LMT	2.83	34.00	444.68	-0.20	15,119.12	0.71	16.61	347.33	28.03	01-26-21
Vodafone Group PLC ADR	VOD	10.43	1,440.00	9.37	2.18	13,492.80	0.63	14.45	18.33	-48.87	03-20-19
NNN REIT Inc	NNN	5.82	327.00	38.86	-0.41	12,707.22	0.60	19.84	23.00	68.94	05-04-10
Essex Property Trust Inc	ESS	4.38	60.00	211.02	-0.26	12,661.20	0.59	35.21	211.47	-0.21	11-28-22
Starbucks Corp	SBUX	2.16	120.00	105.57	-1.53	12,668.40	0.59	25.58	59.36	77.85	09-05-17
Anheuser-Busch InBev S...	BUD	1.34	200.00	61.33	0.36	12,266.00	0.58	17.36	57.77	6.16	08-21-18
T. Rowe Price Group Inc	TROW	4.99	118.00	97.79	0.33	11,539.22	0.54	14.35	143.21	-31.71	02-22-22
Viatrix Inc	VTRS	5.08	1,200.00	9.45	3.05	11,340.00	0.53	3.32	12.69	-25.53	11-17-20
Colgate-Palmolive Co	CL	2.54	120.00	75.58	-0.53	9,069.60	0.43	21.88	67.61	11.79	02-27-18
Leggett & Platt Inc	LEG	7.71	368.00	23.62	-0.46	8,692.16	0.41	---	23.80	-0.76	08-28-12
Sabra Health Care REIT Inc	SBRA	8.39	580.00	14.30	0.56	8,294.00	0.39	---	13.38	6.90	07-26-16
Williams-Sonoma Inc	WSM	2.01	44.00	178.85	4.32	7,869.40	0.37	12.30	124.89	43.21	03-21-23
International Business Ma...	IBM	4.34	50.00	152.89	-0.11	7,644.50	0.36	15.31	128.66	18.83	02-24-15
Cash	CASH\$	---	7,247.10	1.00	0.00	7,247.10	0.34	---	1.00	0.00	08-25-09
Walgreens Boots Alliance ...	WBA	9.05	328.00	21.22	2.27	6,960.16	0.33	6.35	47.45	-55.28	04-30-19
MidCap Financial Investm...	MFIC	11.49	520.00	13.23	0.08	6,879.60	0.32	7.54	16.52	-19.91	04-27-16
Macerich Co	MAC	6.01	474.00	11.32	1.07	5,365.68	0.25	-56.50	17.43	-35.07	11-12-19
Pfizer Inc	PFE	5.48	160.00	29.92	0.50	4,787.20	0.22	9.23	32.92	-9.10	03-24-20
Stanley Black & Decker Inc	SWK	3.53	42.00	91.76	1.84	3,853.92	0.18	21.10	78.63	16.70	12-06-22

Verizon Communications ...	VZ	7.34	100.00	36.23	0.14	3,623.00	0.17	7.79	33.35	8.63	09-12-23
Baxter International Inc	BAX	3.27	46.00	35.46	0.03	1,631.16	0.08	11.48	45.42	-21.92	01-24-23
WK Kellogg Co	KLG	5.71	150.00	11.20	1.73	1,680.00	0.08	10.28	13.56	-17.43	10-04-23
Sandoz Group AG ADR	SDZNY	0.00	36.00	28.74	-0.93	1,034.64	0.05	11.33	16.83	70.79	10-06-23
Top Analisti		3.35			0.13	2,131,891.18	100.00	14.51		78.73	