

Portfolio Name Top Analysti		Date 12-02-23 at 3:26 AM		Current Value 2,176,649.89							
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	2.37	416.00	285.96	1.46	118,959.36	5.47	22.57	59.86	377.71	08-21-09
Microsoft Corp	MSFT	0.79	316.00	374.51	-1.16	118,345.16	5.44	34.36	27.37	1,268.46	03-18-05
Walmart Inc	WMT	1.46	592.00	154.34	-0.87	91,369.28	4.20	22.08	59.26	160.43	03-21-07
Procter & Gamble Co	PG	2.45	530.00	152.66	-0.56	80,909.80	3.72	24.10	63.08	142.00	09-10-08
PepsiCo Inc	PEP	2.94	470.00	168.69	0.24	79,284.30	3.64	20.58	62.84	168.43	05-20-08
AbbVie Inc	ABBV	4.35	520.00	143.41	0.72	74,573.20	3.43	12.85	48.48	195.84	01-02-13
Caterpillar Inc	CAT	2.07	290.00	256.76	2.41	74,460.40	3.42	12.21	72.01	256.55	11-10-15
Air Products & Chemicals ...	APD	2.59	238.00	272.64	0.77	64,888.32	2.98	20.96	93.32	192.15	07-24-12
Aflac Inc	AFL	2.42	734.00	82.61	-0.12	60,635.74	2.79	12.94	26.86	207.61	09-22-09
Coca-Cola Co	KO	3.15	1,000.00	58.64	0.34	58,640.00	2.69	20.88	26.84	118.49	07-21-07
Abbott Laboratories	ABT	1.96	516.00	104.88	0.57	54,118.08	2.49	22.52	45.35	131.25	04-26-16
Johnson & Johnson	JNJ	3.08	310.00	158.38	2.41	49,097.80	2.26	14.27	65.34	142.39	03-21-07
Chevron Corp	CVX	4.21	340.00	144.81	0.84	49,235.40	2.26	10.01	81.19	78.37	10-06-09
Medtronic PLC	MDT	3.48	600.00	79.99	0.91	47,994.00	2.20	15.63	48.29	65.64	09-21-10
AstraZeneca PLC ADR	AZN	2.24	734.00	64.79	0.31	47,555.86	2.18	15.48	21.55	200.64	06-01-10
Sysco Corp	SY	2.77	625.00	72.80	0.87	45,500.00	2.09	16.50	30.12	141.71	03-20-12
Archer-Daniels Midland Co	ADM	2.44	550.00	75.08	1.83	41,294.00	1.90	10.99	32.40	131.76	09-02-04
Emerson Electric Co	EMR	2.36	450.00	90.12	1.37	40,554.00	1.86	16.89	49.68	81.41	01-17-12
Altria Group Inc	MO	9.32	900.00	42.60	1.33	38,340.00	1.76	8.36	27.80	53.24	09-15-08
Target Corp	TGT	3.29	284.00	134.78	0.73	38,277.52	1.76	14.86	64.28	109.66	03-07-17
Unilever PLC ADR	UL	3.89	770.00	47.91	0.44	36,890.70	1.69	15.53	29.48	62.50	06-19-07
British American Tobacco ...	BTI	8.79	1,088.00	32.04	0.47	34,859.52	1.60	6.49	38.77	-17.35	09-01-20
Deere & Co	DE	1.48	92.00	368.81	1.21	33,930.52	1.56	12.79	83.09	343.88	10-11-11
Brookfield Infrastructure ...	BIPC	4.93	1,000.00	32.88	5.86	32,880.00	1.51	---	41.22	-20.22	04-01-20
Enbridge Inc	ENB	7.71	930.00	35.18	0.89	32,717.40	1.50	17.30	37.08	-5.12	06-19-18
Old Republic Internationa...	ORI	3.34	1,100.00	29.39	0.27	32,329.00	1.49	---	16.48	78.38	02-25-14
Kellanova Co	K	4.26	600.00	52.88	0.65	31,728.00	1.46	13.33	54.98	-3.82	03-19-19
Lowe's Companies Inc	LOW	2.21	156.00	203.92	2.56	31,811.52	1.46	14.47	125.22	62.84	10-10-17
CVS Health Corp	CVS	3.56	464.00	68.48	0.78	31,774.72	1.46	7.99	58.71	16.65	04-02-19
Chubb Ltd	CB	1.50	130.00	228.66	-0.34	29,725.80	1.37	10.86	95.70	138.94	02-04-14
Cincinnati Financial Corp	CINF	2.92	285.00	102.65	-0.14	29,255.25	1.34	16.81	38.03	169.90	08-01-12
Omega Healthcare Invest...	OHI	8.44	900.00	32.12	1.17	28,908.00	1.33	---	30.88	4.01	05-19-15
Comcast Corp Class A	CMCSA	2.77	688.00	42.21	0.76	29,040.48	1.33	9.78	35.66	18.37	09-13-22
Restaurant Brands Intern...	QSR	3.10	386.00	72.60	2.14	28,023.60	1.29	15.08	56.50	28.50	03-27-18
Ingredion Inc	INGR	3.04	266.00	104.57	2.03	27,815.62	1.28	10.49	81.10	28.94	12-08-20
Unum Group	UNM	3.40	630.00	43.08	0.19	27,140.40	1.25	5.52	20.62	108.93	05-19-20
RTX Corp	RTX	2.90	300.00	82.32	1.03	24,696.00	1.13	15.58	79.32	3.79	08-17-15
National Grid PLC ADR	NGG	5.36	366.00	66.84	1.26	24,463.44	1.12	15.27	47.38	41.08	06-01-10
Philip Morris International...	PM	5.57	260.00	94.05	0.74	24,453.00	1.12	14.29	81.00	16.11	03-11-14
Realty Income Corp	O	5.69	440.00	54.60	1.19	24,024.00	1.10	41.49	35.44	54.06	03-15-11
Cardinal Health Inc	CAH	1.87	210.00	107.16	0.07	22,503.60	1.03	15.90	55.03	94.74	06-14-16
Merck & Co Inc	MRK	3.01	202.00	103.46	0.96	20,898.92	0.96	12.00	74.13	39.57	03-16-21
Dover Corp	DOV	1.45	130.00	143.21	1.45	18,617.30	0.86	14.64	54.71	161.78	11-30-10
Becton Dickinson & Co	BDX	1.61	78.00	238.25	0.88	18,583.50	0.85	17.24	85.48	178.73	08-21-12
Novartis AG ADR	NVS	3.57	184.00	98.13	0.24	18,055.92	0.83	13.91	73.43	33.63	09-13-16
BlackRock Inc	BLK	2.66	22.00	756.35	0.68	16,639.70	0.76	21.41	739.32	2.30	02-22-22
Lockheed Martin Corp	LMT	2.81	34.00	449.41	0.37	15,279.94	0.70	16.72	347.33	29.39	01-26-21
NNN REIT Inc	NNN	5.56	327.00	41.36	1.82	13,524.72	0.62	20.70	23.00	79.81	05-04-10
Essex Property Trust Inc	ESS	4.33	60.00	220.66	3.37	13,239.60	0.61	35.59	211.47	4.35	11-28-22
Vodafone Group PLC ADR	VOD	10.70	1,440.00	9.22	1.77	13,276.80	0.61	13.66	18.33	-49.69	03-20-19
Anheuser-Busch InBev S...	BUD	1.31	200.00	63.39	0.73	12,678.00	0.58	17.76	57.77	9.73	08-21-18
T. Rowe Price Group Inc	TROW	4.87	118.00	102.45	2.32	12,089.10	0.56	14.68	143.21	-28.46	02-22-22
Starbucks Corp	SBUX	2.30	120.00	99.20	-0.10	11,904.00	0.55	23.98	59.36	67.12	09-05-17
Viatis Inc	VTRS	5.23	1,200.00	9.37	2.07	11,244.00	0.52	3.23	12.69	-26.16	11-17-20
Colgate-Palmolive Co	CL	2.44	120.00	78.70	-0.09	9,444.00	0.43	22.78	67.61	16.41	02-27-18
Williams-Sonoma Inc	WSM	1.92	44.00	195.85	4.43	8,617.40	0.40	12.90	124.89	56.82	03-21-23
Leggett & Platt Inc	LEG	7.96	368.00	23.90	4.50	8,795.20	0.40	---	23.80	0.42	08-28-12
Sabra Health Care REIT Inc	SBRA	8.22	580.00	14.67	0.48	8,508.60	0.39	---	13.38	9.66	07-26-16
International Business Ma...	IBM	4.19	50.00	160.55	1.26	8,027.50	0.37	15.87	128.66	24.79	02-24-15
MidCap Financial Investm...	MFIC	11.28	520.00	13.57	0.74	7,056.40	0.32	7.67	16.52	-17.85	04-27-16
Walgreens Boots Alliance ...	WBA	9.63	328.00	20.79	4.26	6,819.12	0.31	5.97	47.45	-56.19	04-30-19
Macerich Co	MAC	5.93	474.00	12.13	5.75	5,749.62	0.26	-57.47	17.43	-30.42	11-12-19
Cash	CASH\$	---	4,604.90	1.00	0.00	4,604.90	0.21	---	1.00	0.00	08-25-09
Pfizer Inc	PFE	5.38	160.00	28.91	-5.12	4,625.60	0.21	9.52	32.92	-12.17	03-24-20
Verizon Communications ...	VZ	6.94	100.00	38.58	0.65	3,858.00	0.18	8.24	33.35	15.67	09-12-23

Stanley Black & Decker Inc	SWK	3.56	42.00	93.78	3.17	3,938.76	0.18	20.88	78.63	19.27	12-06-22
The Kroger Co	KR	2.62	70.00	44.60	0.75	3,122.00	0.14	10.04	44.03	1.29	11-28-23
Baxter International Inc	BAX	3.22	46.00	36.55	1.30	1,681.30	0.08	11.68	45.42	-19.52	01-24-23
WK Kellogg Co	KLG	5.71	150.00	11.38	1.61	1,707.00	0.08	10.28	13.56	-16.10	10-04-23
Sandoz Group AG ADR	SDZNY	0.00	36.00	29.45	3.17	1,060.20	0.05	11.09	16.83	75.01	10-06-23
Top Analysti		3.32			0.82	2,176,649.89	99.98	14.70		82.41	