

Portfolio Name
Top AnalystiDate
12-30-23 at 1:32 AMCurrent Value
2,243,377.71

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	2.26	416.00	296.51	0.23	123,348.16	5.50	23.64	59.86	395.33	08-21-09
Microsoft Corp	MSFT	0.80	316.00	376.04	0.20	118,828.64	5.30	33.56	27.37	1,274.05	03-18-05
Walmart Inc	WMT	1.45	592.00	157.65	0.05	93,328.80	4.16	22.37	59.26	166.01	03-21-07
Caterpillar Inc	CAT	1.75	290.00	295.67	-0.41	85,744.30	3.82	14.47	72.01	310.59	11-10-15
AbbVie Inc	ABBV	4.01	520.00	154.97	0.14	80,584.40	3.59	13.81	48.48	219.69	01-02-13
PepsiCo Inc	PEP	2.92	470.00	169.84	0.27	79,824.80	3.56	20.70	62.84	170.26	05-20-08
Procter & Gamble Co	PG	2.58	530.00	146.54	0.56	77,666.20	3.46	22.88	63.08	132.30	09-10-08
Air Products & Chemicals ...	APD	2.55	242.00	273.80	0.48	66,259.60	2.95	21.19	96.21	184.60	07-24-12
Aflac Inc	AFL	2.44	734.00	82.50	0.48	60,555.00	2.70	12.84	26.86	207.20	09-22-09
Coca-Cola Co	KO	3.13	1,000.00	58.93	0.31	58,930.00	2.63	20.96	26.84	119.57	07-21-07
Abbott Laboratories	ABT	1.99	516.00	110.07	-0.30	56,796.12	2.53	23.81	45.35	142.70	04-26-16
Chevron Corp	CVX	4.03	340.00	149.16	-0.41	50,714.40	2.26	10.73	81.19	83.73	10-06-09
AstraZeneca PLC ADR	AZN	2.15	734.00	67.35	0.07	49,434.90	2.20	16.13	21.55	212.51	06-01-10
Medtronic PLC	MDT	3.34	600.00	82.38	-0.42	49,428.00	2.20	16.31	48.29	70.59	09-21-10
Johnson & Johnson	JNJ	3.04	310.00	156.74	0.10	48,589.40	2.17	14.64	65.34	139.88	03-21-07
Sysco Corp	SYN	2.74	625.00	73.13	0.12	45,706.25	2.04	16.67	30.12	142.81	03-20-12
Emerson Electric Co	EMR	2.16	450.00	97.33	0.25	43,798.50	1.95	18.45	49.68	95.92	01-17-12
Target Corp	TGT	3.09	284.00	142.42	-0.08	40,447.28	1.80	15.85	64.28	121.55	03-07-17
Archer-Daniels Midland Co	ADM	2.49	550.00	72.22	-0.07	39,721.00	1.77	10.78	32.40	122.93	09-02-04
CVS Health Corp	CVS	3.37	480.00	78.96	-0.01	37,900.80	1.69	9.29	59.11	33.58	04-02-19
Unilever PLC ADR	UL	3.83	770.00	48.48	0.00	37,329.60	1.66	15.58	29.48	64.43	06-19-07
Deere & Co	DE	1.47	92.00	399.87	0.15	36,788.04	1.64	14.10	83.09	381.26	10-11-11
Altria Group Inc	MO	9.76	900.00	40.34	0.40	36,306.00	1.62	8.07	27.80	45.11	09-15-08
Brookfield Infrastructure ...	BIPC	4.32	1,000.00	35.28	-0.34	35,280.00	1.57	---	41.22	-14.40	04-01-20
Lowe's Companies Inc	LOW	1.97	156.00	222.55	-0.16	34,717.80	1.55	16.23	125.22	77.72	10-10-17
Kellanova Co	K	4.03	600.00	55.91	0.52	33,546.00	1.50	14.27	54.98	1.69	03-19-19
Enbridge Inc	ENB	7.45	930.00	36.02	-0.17	33,498.60	1.49	17.39	37.08	-2.86	06-19-18
Old Republic Internationa...	ORI	3.33	1,100.00	29.40	-0.14	32,340.00	1.44	---	16.48	78.44	02-25-14
British American Tobacco ...	BTI	9.59	1,088.00	29.29	0.21	31,867.52	1.42	6.14	38.77	-24.44	09-01-20
Comcast Corp Class A	CMCSA	2.63	688.00	43.85	-0.61	30,168.80	1.34	10.35	35.66	22.97	09-13-22
Restaurant Brands Intern...	QSR	2.82	386.00	78.13	0.05	30,158.18	1.34	17.33	56.50	38.29	03-27-18
Cincinnati Financial Corp	CINF	2.90	285.00	103.46	0.07	29,486.10	1.31	17.24	38.03	172.03	08-01-12
Chubb Ltd	CB	1.53	130.00	226.00	0.70	29,380.00	1.31	10.62	95.70	136.16	02-04-14
Ingredion Inc	INGR	2.87	266.00	108.53	0.43	28,868.98	1.29	11.14	81.10	33.82	12-08-20
Unum Group	UNM	3.22	630.00	45.22	-0.15	28,488.60	1.27	5.81	20.62	119.31	05-19-20
Omega Healthcare Invest...	OHI	8.63	900.00	30.66	-1.29	27,594.00	1.23	---	30.88	-0.72	05-19-15
Realty Income Corp	O	5.25	440.00	57.42	-1.55	25,264.80	1.13	45.05	35.44	62.02	03-15-11
RTX Corp	RTX	2.80	300.00	84.14	-0.04	25,242.00	1.13	16.26	79.32	6.08	08-17-15
National Grid PLC ADR	NGG	5.18	366.00	67.99	-0.32	24,884.34	1.11	13.93	47.38	43.51	06-01-10
Philip Morris International...	PM	5.53	260.00	94.08	0.00	24,460.80	1.09	14.39	81.00	16.15	03-11-14
Merck & Co Inc	MRK	2.83	202.00	109.02	0.23	22,022.04	0.98	12.74	74.13	47.07	03-16-21
Cardinal Health Inc	CAH	2.00	210.00	100.80	1.02	21,168.00	0.94	14.88	55.03	83.18	06-14-16
Dover Corp	DOV	1.32	130.00	153.81	-0.23	19,995.30	0.89	16.03	54.71	181.16	11-30-10
Becton Dickinson & Co	BDX	1.56	78.00	243.83	0.33	19,018.74	0.85	17.76	85.48	185.26	08-21-12
Novartis AG ADR	NVS	3.50	184.00	100.97	1.00	18,578.48	0.83	14.20	73.43	37.50	09-13-16
BlackRock Inc	BLK	2.46	22.00	811.80	-0.32	17,859.60	0.80	23.20	739.32	9.80	02-22-22
Lockheed Martin Corp	LMT	2.79	34.00	453.24	0.45	15,410.16	0.69	16.56	347.33	30.49	01-26-21
Essex Property Trust Inc	ESS	3.66	60.00	247.94	-1.00	14,876.40	0.66	43.67	211.47	17.25	11-28-22
NNN REIT Inc	NNN	5.21	327.00	43.10	-0.71	14,093.70	0.63	22.12	23.00	87.37	05-04-10
Viatis Inc	VTRS	4.42	1,200.00	10.83	-0.18	12,996.00	0.58	3.81	12.69	-14.65	11-17-20
Anheuser-Busch InBev S...	BUD	1.27	200.00	64.62	-0.11	12,924.00	0.58	18.32	57.77	11.86	08-21-18
T. Rowe Price Group Inc	TROW	4.48	118.00	107.69	-1.21	12,707.42	0.57	15.97	143.21	-24.80	02-22-22
Vodafone Group PLC ADR	VOD	11.12	1,440.00	8.70	-0.23	12,528.00	0.56	13.18	18.33	-52.53	03-20-19
Starbucks Corp	SBUX	2.38	120.00	96.01	0.08	11,521.20	0.51	23.15	59.36	61.74	09-05-17
Leggett & Platt Inc	LEG	6.93	368.00	26.17	-0.42	9,630.56	0.43	---	23.80	9.95	08-28-12
Colgate-Palmolive Co	CL	2.42	120.00	79.71	0.59	9,565.20	0.43	22.94	67.61	17.90	02-27-18
Williams-Sonoma Inc	WSM	1.77	44.00	201.78	-0.75	8,878.32	0.40	13.99	124.89	61.57	03-21-23
Walgreens Boots Alliance ...	WBA	7.22	328.00	26.11	-1.84	8,564.08	0.38	7.96	47.45	-44.98	04-30-19
Sabra Health Care REIT Inc	SBRA	8.24	580.00	14.27	-2.06	8,276.60	0.37	---	13.38	6.67	07-26-16
International Business Ma...	IBM	4.05	50.00	163.55	-0.12	8,177.50	0.36	16.47	128.66	27.12	02-24-15
Macerich Co	MAC	4.27	474.00	15.43	-3.20	7,313.82	0.33	-80.00	17.43	-11.49	11-12-19
MidCap Financial Investm...	MFIC	11.01	520.00	13.68	-0.87	7,113.60	0.32	8.60	16.52	-17.18	04-27-16
Cash	CASH\$	---	6,284.26	1.00	0.00	6,284.26	0.28	---	1.00	0.00	08-25-09
Pfizer Inc	PFE	5.84	160.00	28.79	0.00	4,606.40	0.21	11.92	32.92	-12.53	03-24-20
Stanley Black & Decker Inc	SWK	3.27	42.00	98.10	-1.01	4,120.20	0.18	22.78	78.63	24.77	12-06-22

Verizon Communications ...	VZ	7.10	100.00	37.70	0.56	3,770.00	0.17	8.12	33.35	13.03	09-12-23
The Kroger Co	KR	2.57	70.00	45.71	1.20	3,199.70	0.14	10.38	44.03	3.81	11-28-23
WK Kellogg Co	KLG	4.87	150.00	13.14	0.00	1,971.00	0.09	8.53	13.56	-3.12	10-04-23
Baxter International Inc	BAX	2.99	46.00	38.66	-0.36	1,778.36	0.08	12.56	45.42	-14.88	01-24-23
Sandoz Group AG ADR	SDZNY	0.00	36.00	32.01	1.20	1,152.36	0.05	11.98	16.83	90.22	10-06-23
Top Analisti		3.20			0.01	2,243,377.71	100.00	15.29		87.40	