

Portfolio Name Top Analysti		Date 01-14-24 at 3:44 AM		Current Value 2,264,453.95							
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	0.77	316.00	388.47	1.00	122,756.52	5.42	35.21	27.37	1,319.47	03-18-05
McDonald's Corp	MCD	2.28	416.00	293.47	-0.23	122,083.52	5.39	23.47	59.86	390.25	08-21-09
Walmart Inc	WMT	1.41	592.00	161.32	0.13	95,501.44	4.22	22.88	59.26	172.20	03-21-07
AbbVie Inc	ABBV	3.82	520.00	162.40	0.10	84,448.00	3.73	14.49	48.48	235.01	01-02-13
Caterpillar Inc	CAT	1.79	290.00	290.41	-0.57	84,218.90	3.72	14.14	72.01	303.28	11-10-15
Procter & Gamble Co	PG	2.50	530.00	150.60	0.06	79,818.00	3.52	23.64	63.08	138.74	09-10-08
PepsiCo Inc	PEP	2.96	476.00	167.27	0.69	79,620.52	3.52	20.45	64.21	160.52	05-20-08
Air Products & Chemicals ...	APD	2.65	244.00	264.13	-0.17	64,447.72	2.85	20.37	97.69	170.39	07-24-12
Aflac Inc	AFL	2.42	734.00	82.74	0.06	60,731.16	2.68	12.76	26.86	208.09	09-22-09
Coca-Cola Co	KO	3.05	1,000.00	60.39	0.97	60,390.00	2.67	21.55	26.84	125.01	07-21-07
Abbott Laboratories	ABT	1.93	516.00	113.92	0.37	58,782.72	2.60	24.51	45.35	151.18	04-26-16
Medtronic PLC	MDT	3.16	608.00	87.42	0.38	53,151.36	2.35	16.05	48.75	79.32	09-21-10
AstraZeneca PLC ADR	AZN	2.09	734.00	69.42	0.35	50,954.28	2.25	16.64	21.55	222.12	06-01-10
Johnson & Johnson	JNJ	2.93	310.00	162.39	0.77	50,340.90	2.22	15.20	65.34	148.52	03-21-07
Chevron Corp	CVX	4.10	340.00	147.27	1.37	50,071.80	2.21	10.80	81.19	81.40	10-06-09
Sysco Corp	SY	2.64	625.00	75.75	0.40	47,343.75	2.09	17.30	30.12	151.51	03-20-12
Emerson Electric Co	EMR	2.21	450.00	94.87	0.07	42,691.50	1.89	17.99	49.68	90.97	01-17-12
Target Corp	TGT	3.12	290.00	140.91	-0.78	40,863.90	1.80	15.65	65.93	113.74	03-07-17
Archer-Daniels Midland Co	ADM	2.59	550.00	69.56	0.13	38,258.00	1.69	10.36	32.40	114.72	09-02-04
Unilever PLC ADR	UL	3.78	770.00	49.14	0.72	37,837.80	1.67	15.97	29.48	66.67	06-19-07
Altria Group Inc	MO	9.48	900.00	41.34	-0.63	37,206.00	1.64	8.30	27.80	48.71	09-15-08
CVS Health Corp	CVS	3.47	480.00	76.56	-3.00	36,748.80	1.62	8.98	59.11	29.52	04-02-19
Deere & Co	DE	1.52	92.00	386.51	-0.95	35,558.92	1.57	13.66	83.09	365.18	10-11-11
Lowe's Companies Inc	LOW	2.01	160.00	218.91	-0.57	35,025.60	1.55	16.21	127.67	71.46	10-10-17
Brookfield Infrastructure ...	BIPC	4.37	1,000.00	34.98	-1.44	34,980.00	1.54	---	41.22	-15.13	04-01-20
Enbridge Inc	ENB	7.30	930.00	36.84	0.60	34,261.20	1.51	17.73	37.08	-0.65	06-19-18
Kellanova Co	K	4.04	600.00	55.42	0.31	33,252.00	1.47	14.68	54.98	0.80	03-19-19
British American Tobacco ...	BTI	9.30	1,088.00	30.14	-0.53	32,792.32	1.45	6.34	38.77	-22.25	09-01-20
Old Republic Internationa...	ORI	3.30	1,100.00	29.72	0.30	32,692.00	1.44	---	16.48	80.39	02-25-14
Cincinnati Financial Corp	CINF	2.79	285.00	107.37	-0.83	30,600.45	1.35	17.89	38.03	182.31	08-01-12
Restaurant Brands Intern...	QSR	2.80	386.00	78.45	0.33	30,281.70	1.34	17.12	56.50	38.86	03-27-18
Chubb Ltd	CB	1.51	130.00	227.55	-0.07	29,581.50	1.31	10.76	95.70	137.78	02-04-14
Comcast Corp Class A	CMCSA	2.70	688.00	42.99	-0.65	29,577.12	1.31	10.09	35.66	20.56	09-13-22
Ingredion Inc	INGR	2.84	266.00	109.86	0.58	29,222.76	1.29	11.25	81.10	35.46	12-08-20
Unum Group	UNM	3.22	630.00	45.36	0.22	28,576.80	1.26	5.78	20.62	119.98	05-19-20
Omega Healthcare Invest...	OHI	8.75	900.00	30.64	0.43	27,576.00	1.22	---	30.88	-0.78	05-19-15
Realty Income Corp	O	5.23	440.00	58.90	-0.62	25,916.00	1.14	45.25	35.44	66.19	03-15-11
RTX Corp	RTX	2.73	300.00	86.33	1.18	25,899.00	1.14	16.67	79.32	8.84	08-17-15
National Grid PLC ADR	NGG	5.15	366.00	68.68	0.57	25,136.88	1.11	14.06	47.38	44.96	06-01-10
Philip Morris International...	PM	5.46	260.00	95.27	0.13	24,770.20	1.09	14.58	81.00	17.62	03-11-14
Merck & Co Inc	MRK	2.60	202.00	118.63	0.17	23,963.26	1.06	13.89	74.13	60.03	03-16-21
Cardinal Health Inc	CAH	1.89	210.00	105.79	0.06	22,215.90	0.98	15.70	55.03	92.25	06-14-16
Novartis AG ADR	NVS	3.26	184.00	107.45	-0.14	19,770.80	0.87	15.27	73.43	46.33	09-13-16
Dover Corp	DOV	1.39	130.00	147.14	-0.13	19,128.20	0.84	15.29	54.71	168.97	11-30-10
Becton Dickinson & Co	BDX	1.61	78.00	236.27	0.54	18,429.06	0.81	17.73	85.48	176.41	08-21-12
BlackRock Inc	BLK	2.55	22.00	799.60	0.88	17,591.20	0.78	21.19	739.32	8.15	02-22-22
Lockheed Martin Corp	LMT	2.72	34.00	463.18	2.22	15,748.12	0.70	16.98	347.33	33.35	01-26-21
Essex Property Trust Inc	ESS	3.71	60.00	249.08	0.40	14,944.80	0.66	42.92	211.47	17.79	11-28-22
NNN REIT Inc	NNN	5.21	327.00	43.40	0.58	14,191.80	0.63	22.12	23.00	88.68	05-04-10
Viatis Inc	VTRS	4.11	1,200.00	11.68	-3.23	14,016.00	0.62	4.11	12.69	-7.95	11-17-20
T. Rowe Price Group Inc	TROW	4.42	118.00	110.49	1.13	13,037.82	0.58	15.60	143.21	-22.85	02-22-22
Anheuser-Busch InBev S...	BUD	1.27	200.00	65.07	-0.11	13,014.00	0.57	18.42	57.77	12.64	08-21-18
Vodafone Group PLC ADR	VOD	11.20	1,440.00	8.66	0.58	12,470.40	0.55	13.07	18.33	-52.75	03-20-19
Starbucks Corp	SBUX	2.48	120.00	91.98	-1.03	11,037.60	0.49	22.22	59.36	54.96	09-05-17
Colgate-Palmolive Co	CL	2.37	120.00	80.91	0.43	9,709.20	0.43	23.42	67.61	19.68	02-27-18
Leggett & Platt Inc	LEG	7.15	368.00	25.44	-0.66	9,361.92	0.41	---	23.80	6.89	08-28-12
Williams-Sonoma Inc	WSM	1.77	44.00	203.96	0.80	8,974.24	0.40	14.03	124.89	63.32	03-21-23
International Business Ma...	IBM	4.00	50.00	165.80	2.24	8,290.00	0.37	16.75	128.66	28.87	02-24-15
Sabra Health Care REIT Inc	SBRA	8.42	580.00	14.26	2.37	8,270.80	0.37	---	13.38	6.60	07-26-16
Walgreens Boots Alliance ...	WBA	4.30	328.00	23.27	-3.16	7,632.56	0.34	6.94	47.45	-50.96	04-30-19
Macerich Co	MAC	4.33	474.00	15.69	0.77	7,437.06	0.33	-78.74	17.43	-10.00	11-12-19
MidCap Financial Investm...	MFIC	10.93	520.00	13.91	0.22	7,233.20	0.32	8.67	16.52	-15.79	04-27-16
Pfizer Inc	PFE	5.85	160.00	28.70	1.06	4,592.00	0.20	12.76	32.92	-12.81	03-24-20
Stanley Black & Decker Inc	SWK	3.39	42.00	95.50	-1.43	4,011.00	0.18	21.98	78.63	21.46	12-06-22
Verizon Communications ...	VZ	6.90	100.00	38.56	1.74	3,856.00	0.17	8.35	33.35	15.61	09-12-23

The Kroger Co	KR	2.52	80.00	46.03	0.39	3,682.40	0.16	10.71	44.39	3.69	11-28-23
Cash	CASH\$	---	2,896.27	1.00	0.00	2,896.27	0.13	---	1.00	0.00	08-25-09
WK Kellogg Co	KLG	4.94	150.00	12.95	-0.99	1,942.50	0.09	8.41	13.56	-4.52	10-04-23
Baxter International Inc	BAX	2.90	46.00	40.00	-0.10	1,840.00	0.08	12.95	45.42	-11.93	01-24-23
Sandoz Group AG ADR	SDZNY	0.00	36.00	33.30	0.44	1,198.80	0.05	12.80	16.83	97.89	10-06-23
Top Analysti		3.17			0.11	2,264,453.95	100.00	15.43		88.99	