

Portfolio Name
Top Analyst

Date
04-27-24 at 9:16 AM

Current Value
2,315,006.93

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	0.74	316.00	406.32	1.82	128,397.12	5.55	30.49	27.37	1,384.70	03-18-05
McDonald's Corp	MCD	2.45	416.00	273.09	-0.91	113,605.44	4.91	21.88	59.86	356.21	08-21-09
Walmart Inc	WMT	1.38	1,776.00	60.16	-0.08	106,844.16	4.62	25.58	19.75	204.53	03-21-07
Caterpillar Inc	CAT	1.51	290.00	343.38	1.59	99,580.20	4.30	16.16	72.01	376.84	11-10-15
Procter & Gamble Co	PG	2.50	530.00	161.29	-0.78	85,483.70	3.69	23.20	63.08	155.68	09-10-08
PepsiCo Inc	PEP	2.88	476.00	175.58	-0.62	83,576.08	3.61	21.55	64.21	173.46	05-20-08
AbbVie Inc	ABBV	3.88	520.00	159.62	-4.58	83,002.40	3.59	14.35	48.48	229.28	01-02-13
Coca-Cola Co	KO	3.14	1,000.00	61.74	0.00	61,740.00	2.67	21.98	26.84	130.04	07-21-07
Aflac Inc	AFL	2.39	734.00	83.61	-0.14	61,369.74	2.65	13.02	26.86	211.33	09-22-09
Air Products & Chemicals ...	APD	2.97	244.00	236.08	0.43	57,603.52	2.49	19.05	97.69	141.67	07-24-12
Chevron Corp	CVX	3.93	340.00	165.89	0.37	56,402.60	2.44	13.02	81.19	104.33	10-06-09
Abbott Laboratories	ABT	2.05	516.00	107.53	0.63	55,485.48	2.40	23.15	45.35	137.10	04-26-16
AstraZeneca PLC ADR	AZN	1.93	734.00	75.17	0.19	55,174.78	2.38	17.86	21.55	248.80	06-01-10
Emerson Electric Co	EMR	1.91	450.00	109.89	0.26	49,450.50	2.14	20.92	49.68	121.21	01-17-12
Medtronic PLC	MDT	3.46	620.00	79.74	0.62	49,438.80	2.14	14.60	49.38	61.49	09-21-10
Sysco Corp	SYT	2.65	625.00	77.07	0.00	48,168.75	2.08	16.10	30.12	155.89	03-20-12
Target Corp	TGT	2.67	290.00	164.74	0.18	47,774.60	2.06	17.70	65.93	149.88	03-07-17
Johnson & Johnson	JNJ	3.39	310.00	146.14	-0.46	45,303.40	1.96	13.74	65.34	123.65	03-21-07
Unilever PLC ADR	UL	3.60	770.00	51.24	0.63	39,454.80	1.70	17.06	29.48	73.80	06-19-07
Altria Group Inc	MO	9.04	900.00	43.38	-0.37	39,042.00	1.69	8.64	27.80	56.04	09-15-08
Lowe's Companies Inc	LOW	1.91	160.00	229.87	-0.04	36,779.20	1.59	19.01	127.67	80.04	10-10-17
Deere & Co	DE	1.49	92.00	393.33	-0.19	36,186.36	1.56	14.77	83.09	373.39	10-11-11
Kellanova Co	K	3.88	600.00	57.73	-1.23	34,638.00	1.50	16.10	54.98	5.00	03-19-19
Old Republic Internationa...	ORI	3.52	1,134.00	30.13	0.37	34,167.42	1.48	---	16.87	78.65	02-25-14
Enbridge Inc	ENB	7.46	930.00	35.82	-1.21	33,312.60	1.44	17.48	37.08	-3.40	06-19-18
Archer-Daniels Midland Co	ADM	3.33	550.00	60.10	-1.48	33,055.00	1.43	11.24	32.40	85.52	09-02-04
British American Tobacco ...	BTI	10.16	1,120.00	29.25	-0.51	32,760.00	1.42	6.65	38.53	-24.09	09-01-20
CVS Health Corp	CVS	3.96	480.00	67.18	-0.22	32,246.40	1.39	8.08	59.11	13.65	04-02-19
Unum Group	UNM	2.88	630.00	50.75	-1.19	31,972.50	1.38	6.20	20.62	146.13	05-19-20
Chubb Ltd	CB	1.40	130.00	245.45	-0.21	31,908.50	1.38	11.26	95.70	156.49	02-04-14
Cincinnati Financial Corp	CINF	2.92	285.00	110.88	-6.38	31,600.80	1.37	17.73	38.03	191.54	08-01-12
Brookfield Infrastructure ...	BIPC	5.18	1,000.00	31.30	-1.04	31,300.00	1.35	---	41.22	-24.06	04-01-20
RTX Corp	RTX	2.33	300.00	101.41	-0.30	30,423.00	1.31	19.27	79.32	27.86	08-17-15
Ingredion Inc	INGR	2.75	266.00	113.29	-1.04	30,135.14	1.30	11.81	81.10	39.69	12-08-20
Restaurant Brands Intern...	QSR	3.14	402.00	73.82	1.03	29,675.64	1.28	15.50	57.34	28.74	03-27-18
Comcast Corp Class A	CMCSA	3.21	746.00	38.57	1.85	28,773.22	1.24	9.07	36.20	6.55	09-13-22
Omega Healthcare Invest...	OHI	8.62	900.00	31.09	0.62	27,981.00	1.21	---	30.88	0.68	05-19-15
Merck & Co Inc	MRK	2.35	202.00	131.20	0.37	26,502.40	1.14	15.31	74.13	76.99	03-16-21
Philip Morris International...	PM	5.47	260.00	95.02	-1.11	24,705.20	1.07	15.20	81.00	17.31	03-11-14
National Grid PLC ADR	NGG	5.33	366.00	66.31	-0.67	24,269.46	1.05	14.88	47.38	39.96	06-01-10
Realty Income Corp	O	5.74	440.00	53.71	-0.17	23,632.40	1.02	36.76	35.44	51.55	03-15-11
Dover Corp	DOV	1.13	130.00	180.17	0.59	23,422.10	1.01	19.80	54.71	229.35	11-30-10
Cardinal Health Inc	CAH	1.94	210.00	103.21	-0.58	21,674.10	0.94	13.37	55.03	87.56	06-14-16
Becton Dickinson & Co	BDX	1.64	78.00	231.55	0.46	18,060.90	0.78	17.09	85.48	170.89	08-21-12
Novartis AG ADR	NVS	3.88	184.00	97.44	-1.64	17,928.96	0.77	13.61	73.43	32.69	09-13-16
BlackRock Inc	BLK	2.67	22.00	762.88	0.69	16,783.36	0.72	18.28	739.32	3.19	02-22-22
Lockheed Martin Corp	LMT	2.73	36.00	461.29	-0.75	16,606.44	0.72	17.89	353.13	30.63	01-26-21
Essex Property Trust Inc	ESS	3.97	60.00	246.92	-0.12	14,815.20	0.64	45.45	211.47	16.76	11-28-22
Viatis Inc	VTRS	4.15	1,200.00	11.57	0.87	13,884.00	0.60	4.19	12.69	-8.82	11-17-20
T. Rowe Price Group Inc	TROW	4.35	118.00	114.02	4.77	13,454.36	0.58	14.66	143.21	-20.38	02-22-22
NNN REIT Inc	NNN	5.54	327.00	40.76	-0.66	13,328.52	0.58	20.49	23.00	77.20	05-04-10
Williams-Sonoma Inc	WSM	1.60	44.00	282.16	0.17	12,415.04	0.54	18.38	124.89	125.94	03-21-23
Vodafone Group PLC ADR	VOD	11.25	1,440.00	8.62	0.12	12,412.80	0.54	13.46	18.33	-52.96	03-20-19
Anheuser-Busch InBev S...	BUD	1.45	200.00	60.01	0.12	12,002.00	0.52	17.64	57.77	3.88	08-21-18
Starbucks Corp	SBUX	2.58	132.00	88.25	0.47	11,649.00	0.50	22.08	62.49	41.23	09-05-17
Colgate-Palmolive Co	CL	2.20	120.00	91.01	1.93	10,921.20	0.47	25.97	67.61	34.62	02-27-18
International Business Ma...	IBM	3.97	50.00	167.13	-1.05	8,356.50	0.36	16.64	128.66	29.90	02-24-15
Sabra Health Care REIT Inc	SBRA	8.61	580.00	13.94	2.12	8,085.20	0.35	---	13.38	4.21	07-26-16
MidCap Financial Investm...	MFIC	10.01	520.00	15.18	0.86	7,893.60	0.34	9.55	16.52	-8.10	04-27-16
Macerich Co	MAC	4.34	474.00	15.67	1.89	7,427.58	0.32	-98.04	17.43	-10.11	11-12-19
Leggett & Platt Inc	LEG	10.23	368.00	17.99	0.17	6,620.32	0.29	---	23.80	-24.41	08-28-12
Walgreens Boots Alliance ...	WBA	5.65	328.00	17.70	0.57	5,805.60	0.25	5.81	47.45	-62.70	04-30-19
Pfizer Inc	PFE	6.61	200.00	25.40	0.55	5,080.00	0.22	11.47	85.00	-70.12	03-24-20
The Kroger Co	KR	2.09	80.00	55.49	-0.75	4,439.20	0.19	12.47	44.39	25.00	11-28-23
Verizon Communications ...	VZ	6.70	100.00	39.68	1.17	3,968.00	0.17	8.63	33.35	18.97	09-12-23

Stanley Black & Decker Inc	SWK	3.61	42.00	89.71	0.99	3,767.82	0.16	21.10	78.63	14.10	12-06-22
Cash	CASH\$	---	3,631.24	1.00	0.00	3,631.24	0.16	---	1.00	0.00	08-25-09
WK Kellogg Co	KLG	2.67	150.00	23.94	-1.64	3,591.00	0.16	11.45	13.56	76.50	10-04-23
Baxter International Inc	BAX	2.89	46.00	40.13	-0.25	1,845.98	0.08	13.83	45.42	-11.64	01-24-23
Sandoz Group AG ADR	SDZNY	1.52	36.00	32.80	-2.50	1,180.80	0.05	11.59	16.83	94.92	10-06-23
Evergy Inc	EVRG	4.97	20.00	51.69	-1.39	1,033.80	0.04	13.50	52.14	-0.86	03-19-24
Top Analisti		3.18			-0.19	2,315,006.93	100.00	15.77		89.69	