

Portfolio Name
Top Analyst

Date
05-03-24 at 4:11 PM

Current Value
2,318,642.46

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	0.75	316.00	406.66	2.22	128,504.56	5.54	29.76	27.37	1,385.94	03-18-05
McDonald's Corp	MCD	2.44	416.00	270.32	-1.08	112,453.12	4.85	22.03	59.86	351.58	08-21-09
Walmart Inc	WMT	1.39	1,776.00	59.82	0.18	106,240.32	4.58	25.38	19.75	202.81	03-21-07
Caterpillar Inc	CAT	1.55	290.00	336.75	0.39	97,657.50	4.21	15.70	72.01	367.63	11-10-15
Procter & Gamble Co	PG	2.46	530.00	164.46	0.38	87,163.80	3.76	23.58	63.08	160.71	09-10-08
AbbVie Inc	ABBV	3.86	520.00	163.79	1.85	85,170.80	3.67	14.39	48.48	237.88	01-02-13
PepsiCo Inc	PEP	3.09	476.00	176.15	0.40	83,847.40	3.62	21.51	64.21	174.35	05-20-08
Coca-Cola Co	KO	3.13	1,000.00	62.17	0.29	62,170.00	2.68	22.03	26.84	131.65	07-21-07
Aflac Inc	AFL	2.38	734.00	83.21	-0.99	61,076.14	2.63	13.09	26.86	209.84	09-22-09
Air Products & Chemicals ...	APD	2.88	244.00	245.87	0.89	59,992.28	2.59	19.80	97.69	151.69	07-24-12
AstraZeneca PLC ADR	AZN	1.91	734.00	76.35	0.73	56,040.90	2.42	17.92	21.55	254.28	06-01-10
Abbott Laboratories	ABT	2.08	516.00	105.90	-0.02	54,644.40	2.36	22.78	45.35	133.50	04-26-16
Chevron Corp	CVX	4.06	340.00	160.25	-0.30	54,485.00	2.35	12.44	81.19	97.39	10-06-09
Medtronic PLC	MDT	3.41	620.00	81.69	0.95	50,647.80	2.18	14.81	49.38	65.44	09-21-10
Emerson Electric Co	EMR	1.97	450.00	106.54	0.12	47,943.00	2.07	20.24	49.68	114.46	01-17-12
Sysco Corp	SY	2.75	625.00	75.36	1.50	47,100.00	2.03	15.60	30.12	150.21	03-20-12
Johnson & Johnson	JNJ	3.31	310.00	149.27	-0.43	46,273.70	2.00	14.08	65.34	128.44	03-21-07
Target Corp	TGT	2.78	290.00	158.04	-0.05	45,831.60	1.98	17.01	65.93	139.72	03-07-17
Unilever PLC ADR	UL	3.54	770.00	52.13	0.21	40,140.10	1.73	17.33	29.48	76.81	06-19-07
Altria Group Inc	MO	8.91	900.00	43.59	-0.89	39,231.00	1.69	8.71	27.80	56.80	09-15-08
Lowe's Companies Inc	LOW	1.92	160.00	232.13	1.11	37,140.80	1.60	18.98	127.67	81.81	10-10-17
Deere & Co	DE	1.48	92.00	400.96	1.26	36,888.32	1.59	14.86	83.09	382.58	10-11-11
Kellanova Co	K	3.66	600.00	60.51	-1.26	36,306.00	1.57	17.09	54.98	10.06	03-19-19
Old Republic Internationa...	ORI	3.46	1,134.00	30.62	-0.07	34,723.08	1.50	---	16.87	81.55	02-25-14
Enbridge Inc	ENB	7.33	930.00	36.34	-0.22	33,796.20	1.46	17.86	37.08	-2.00	06-19-18
British American Tobacco ...	BTI	9.97	1,120.00	29.81	0.03	33,387.20	1.44	6.76	38.53	-22.64	09-01-20
Brookfield Infrastructure ...	BIPC	4.98	1,000.00	33.36	2.52	33,360.00	1.44	---	41.22	-19.06	04-01-20
Cincinnati Financial Corp	CINF	2.79	285.00	116.94	0.67	33,327.90	1.44	18.48	38.03	207.47	08-01-12
Archer-Daniels Midland Co	ADM	3.37	550.00	59.17	-0.30	32,543.50	1.40	10.93	32.40	82.65	09-02-04
Unum Group	UNM	2.82	630.00	51.62	-0.14	32,520.60	1.40	6.31	20.62	150.34	05-19-20
Chubb Ltd	CB	1.37	130.00	248.54	-0.68	32,310.20	1.39	11.48	95.70	159.71	02-04-14
Restaurant Brands Intern...	QSR	3.13	402.00	75.83	2.18	30,483.66	1.31	15.72	57.34	32.25	03-27-18
Ingredion Inc	INGR	2.71	266.00	114.56	-0.60	30,472.96	1.31	12.00	81.10	41.26	12-08-20
RTX Corp	RTX	2.32	300.00	101.40	-0.48	30,420.00	1.31	19.38	79.32	27.84	08-17-15
Comcast Corp Class A	CMCSA	3.23	746.00	38.69	0.86	28,862.74	1.24	9.04	36.20	6.89	09-13-22
Omega Healthcare Invest...	OHI	8.57	900.00	31.34	0.22	28,206.00	1.22	---	30.88	1.49	05-19-15
CVS Health Corp	CVS	4.82	480.00	55.90	1.36	26,832.00	1.16	6.72	59.11	-5.43	04-02-19
Merck & Co Inc	MRK	2.40	202.00	127.51	-0.58	25,757.02	1.11	14.88	74.13	72.01	03-16-21
Philip Morris International...	PM	5.34	260.00	97.40	0.09	25,324.00	1.09	15.70	81.00	20.25	03-11-14
National Grid PLC ADR	NGG	5.23	366.00	68.33	1.07	25,008.78	1.08	14.84	47.38	44.22	06-01-10
Realty Income Corp	O	5.62	440.00	55.26	0.64	24,314.40	1.05	37.59	35.44	55.92	03-15-11
Dover Corp	DOV	1.15	130.00	178.99	0.81	23,268.70	1.00	19.49	54.71	227.19	11-30-10
Cardinal Health Inc	CAH	1.94	210.00	98.91	-3.95	20,771.10	0.90	13.33	55.03	79.75	06-14-16
Becton Dickinson & Co	BDX	1.58	78.00	234.68	-2.36	18,305.04	0.79	17.73	85.48	174.55	08-21-12
Novartis AG ADR	NVS	3.88	184.00	97.27	-0.07	17,897.68	0.77	13.46	73.43	32.46	09-13-16
BlackRock Inc	BLK	2.69	22.00	763.91	0.91	16,806.02	0.72	18.15	739.32	3.33	02-22-22
Lockheed Martin Corp	LMT	2.72	36.00	461.91	-0.28	16,628.76	0.72	17.99	353.13	30.80	01-26-21
Essex Property Trust Inc	ESS	3.92	60.00	250.31	0.20	15,018.60	0.65	45.87	211.47	18.37	11-28-22
Viatis Inc	VTRS	4.14	1,200.00	11.78	1.55	14,136.00	0.61	4.20	12.69	-7.17	11-17-20
NNN REIT Inc	NNN	5.44	327.00	41.80	0.53	13,668.60	0.59	20.88	23.00	81.72	05-04-10
Williams-Sonoma Inc	WSM	1.55	44.00	304.70	4.26	13,406.80	0.58	19.05	124.89	143.98	03-21-23
T. Rowe Price Group Inc	TROW	4.46	118.00	111.50	0.31	13,157.00	0.57	12.90	143.21	-22.14	02-22-22
Vodafone Group PLC ADR	VOD	11.37	1,440.00	8.62	1.06	12,412.80	0.54	13.28	18.33	-52.96	03-20-19
Anheuser-Busch InBev S...	BUD	1.46	200.00	59.71	1.17	11,942.00	0.52	17.57	57.77	3.36	08-21-18
Colgate-Palmolive Co	CL	2.15	120.00	92.88	-0.03	11,145.60	0.48	26.53	67.61	37.38	02-27-18
Starbucks Corp	SBUX	3.04	132.00	73.11	-2.43	9,650.52	0.42	18.73	62.49	17.00	09-05-17
Sabra Health Care REIT Inc	SBRA	8.44	580.00	14.35	0.91	8,323.00	0.36	---	13.38	7.27	07-26-16
International Business Ma...	IBM	4.06	50.00	165.71	0.62	8,285.50	0.36	16.47	128.66	28.80	02-24-15
MidCap Financial Investm...	MFIC	10.00	520.00	15.26	0.39	7,935.20	0.34	9.56	16.52	-7.62	04-27-16
Macerich Co	MAC	4.93	474.00	14.29	3.55	6,773.46	0.29	-114.94	17.43	-18.03	11-12-19
Walgreens Boots Alliance ...	WBA	5.70	328.00	17.81	1.60	5,841.68	0.25	5.51	47.45	-62.47	04-30-19
Pfizer Inc	PFE	6.06	200.00	27.81	0.40	5,562.00	0.24	12.53	85.00	-67.28	03-24-20
Leggett & Platt Inc	LEG	1.47	368.00	13.95	2.88	5,133.60	0.22	---	23.80	-41.39	08-28-12
Verizon Communications ...	VZ	6.83	126.00	38.89	-0.10	4,900.14	0.21	8.46	34.73	11.97	09-12-23
The Kroger Co	KR	2.11	80.00	54.78	-0.56	4,382.40	0.19	12.38	44.39	23.40	11-28-23

Stanley Black & Decker Inc	SWK	3.81	42.00	85.80	0.95	3,603.60	0.16	20.00	78.63	9.12	12-06-22
Cash	CASH\$	---	3,597.38	1.00	0.00	3,597.38	0.16	---	1.00	0.00	08-25-09
WK Kellogg Co	KLG	2.69	150.00	23.20	-2.40	3,480.00	0.15	11.38	13.56	71.04	10-04-23
Baxter International Inc	BAX	3.14	46.00	36.89	-0.05	1,696.94	0.07	12.72	45.42	-18.77	01-24-23
Sandoz Group AG ADR	SDZNY	1.47	36.00	34.21	0.77	1,231.56	0.05	12.03	16.83	103.30	10-06-23
Evergy Inc	EVRG	4.80	20.00	54.10	1.03	1,082.00	0.05	13.99	52.14	3.77	03-19-24
Top Analisti		3.17			0.35	2,318,642.46	100.00	15.69		89.83	