

Portfolio Name
Top Analyst

Date
06-01-24 at 1:35 AM

Current Value
2,352,183.27

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	0.72	316.00	415.13	0.11	131,181.08	5.58	30.96	27.37	1,416.89	03-18-05
Walmart Inc	WMT	1.26	1,776.00	65.76	1.34	116,789.76	4.97	27.32	19.75	232.88	03-21-07
McDonald's Corp	MCD	2.58	416.00	258.89	2.71	107,698.24	4.58	21.23	59.86	332.49	08-21-09
Caterpillar Inc	CAT	1.54	290.00	338.52	-0.22	98,170.80	4.17	15.50	72.01	370.09	11-10-15
Procter & Gamble Co	PG	2.45	530.00	164.54	1.21	87,206.20	3.71	23.70	63.08	160.83	09-10-08
AbbVie Inc	ABBV	3.85	520.00	161.24	3.15	83,844.80	3.56	14.37	48.48	232.62	01-02-13
PepsiCo Inc	PEP	3.13	476.00	172.90	1.42	82,300.40	3.50	21.19	64.21	169.29	05-20-08
Aflac Inc	AFL	2.23	734.00	89.87	2.15	65,964.58	2.80	13.79	26.86	234.64	09-22-09
Air Products & Chemicals ...	APD	2.65	244.00	266.70	2.38	65,074.80	2.77	21.69	97.69	173.02	07-24-12
Coca-Cola Co	KO	3.08	1,000.00	62.93	1.55	62,930.00	2.68	22.32	26.84	134.48	07-21-07
AstraZeneca PLC ADR	AZN	1.86	734.00	78.02	1.63	57,266.68	2.43	18.45	21.55	262.02	06-01-10
Chevron Corp	CVX	4.02	340.00	162.30	2.55	55,182.00	2.35	12.58	81.19	99.91	10-06-09
Abbott Laboratories	ABT	2.15	516.00	102.19	0.44	52,730.04	2.24	21.98	45.35	125.32	04-26-16
Emerson Electric Co	EMR	1.87	450.00	112.16	1.14	50,472.00	2.15	21.32	49.68	125.77	01-17-12
Medtronic PLC	MDT	3.44	620.00	81.37	0.96	50,449.40	2.14	14.93	49.38	64.79	09-21-10
Sysco Corp	SY	2.80	625.00	72.82	1.63	45,512.50	1.93	15.29	30.12	141.78	03-20-12
Johnson & Johnson	JNJ	3.38	310.00	146.67	0.96	45,467.70	1.93	13.79	65.34	124.46	03-21-07
Target Corp	TGT	2.82	290.00	156.16	4.20	45,286.40	1.93	16.78	65.93	136.87	03-07-17
Unilever PLC ADR	UL	3.36	770.00	54.75	1.30	42,157.50	1.79	17.92	29.48	85.70	06-19-07
Altria Group Inc	MO	8.48	900.00	46.25	1.78	41,625.00	1.77	9.16	27.80	66.37	09-15-08
Kellanova Co	K	3.71	600.00	60.34	1.69	36,204.00	1.54	16.72	54.98	9.75	03-19-19
Old Republic Internationa...	ORI	3.34	1,134.00	31.78	1.05	36,038.52	1.53	---	16.87	88.43	02-25-14
British American Tobacco ...	BTI	9.58	1,150.00	31.03	1.08	35,684.50	1.52	6.93	38.36	-19.10	09-01-20
Lowe's Companies Inc	LOW	1.99	160.00	221.29	2.71	35,406.40	1.51	18.35	127.67	73.32	10-10-17
Chubb Ltd	CB	1.34	130.00	270.82	2.14	35,206.60	1.50	12.42	95.70	183.00	02-04-14
Deere & Co	DE	1.57	92.00	374.76	1.74	34,477.92	1.47	15.13	83.09	351.04	10-11-11
Brookfield Infrastructure ...	BIPC	4.70	1,000.00	34.45	1.91	34,450.00	1.46	---	41.22	-16.42	04-01-20
Archer-Daniels Midland Co	ADM	3.20	550.00	62.44	3.82	34,342.00	1.46	11.49	32.40	92.75	09-02-04
Enbridge Inc	ENB	7.36	930.00	36.58	2.29	34,019.40	1.45	17.45	37.08	-1.35	06-19-18
Unum Group	UNM	2.71	630.00	53.86	1.60	33,931.80	1.44	6.63	20.62	161.21	05-19-20
Cincinnati Financial Corp	CINF	2.76	285.00	117.58	1.19	33,510.30	1.42	18.69	38.03	209.16	08-01-12
RTX Corp	RTX	2.34	300.00	107.81	1.98	32,343.00	1.38	20.49	79.32	35.92	08-17-15
Ingredion Inc	INGR	2.65	266.00	117.58	0.84	31,276.28	1.33	12.12	81.10	44.98	12-08-20
Comcast Corp Class A	CMCSA	3.10	746.00	40.03	2.98	29,862.38	1.27	9.44	36.20	10.59	09-13-22
Omega Healthcare Invest...	OHI	8.29	900.00	32.33	2.50	29,097.00	1.24	---	30.88	4.69	05-19-15
Restaurant Brands Intern...	QSR	3.38	418.00	68.58	2.70	28,666.44	1.22	14.62	57.75	18.75	03-27-18
CVS Health Corp	CVS	4.46	480.00	59.60	6.35	28,608.00	1.22	8.47	59.11	0.83	04-02-19
Philip Morris International...	PM	5.13	260.00	101.38	1.98	26,358.80	1.12	16.37	81.00	25.16	03-11-14
Merck & Co Inc	MRK	2.45	202.00	125.54	0.81	25,359.08	1.08	14.51	74.13	69.36	03-16-21
Dover Corp	DOV	1.11	130.00	183.82	1.49	23,896.60	1.02	20.20	54.71	236.02	11-30-10
Realty Income Corp	O	5.81	440.00	53.06	2.53	23,346.40	0.99	37.31	35.44	49.71	03-15-11
National Grid PLC ADR	NGG	6.37	366.00	57.86	-0.40	21,176.76	0.90	12.90	47.38	22.12	06-01-10
Cardinal Health Inc	CAH	2.04	210.00	99.27	1.60	20,846.70	0.89	13.18	55.03	80.40	06-14-16
Novartis AG ADR	NVS	3.66	184.00	103.13	2.41	18,975.92	0.81	14.25	73.43	40.44	09-13-16
Becton Dickinson & Co	BDX	1.64	78.00	231.97	2.29	18,093.66	0.77	17.12	85.48	171.38	08-21-12
BlackRock Inc	BLK	2.64	22.00	772.03	1.34	16,984.66	0.72	18.45	739.32	4.42	02-22-22
Lockheed Martin Corp	LMT	2.68	36.00	470.34	2.04	16,932.24	0.72	18.32	353.13	33.19	01-26-21
Essex Property Trust Inc	ESS	3.77	60.00	259.79	1.64	15,587.40	0.66	48.54	211.47	22.85	11-28-22
T. Rowe Price Group Inc	TROW	4.21	118.00	117.83	1.97	13,903.94	0.59	13.26	143.21	-17.72	02-22-22
Vodafone Group PLC ADR	VOD	10.06	1,440.00	9.62	1.58	13,852.80	0.59	14.75	18.33	-47.51	03-20-19
NNN REIT Inc	NNN	5.41	327.00	41.77	2.03	13,658.79	0.58	20.66	23.00	81.59	05-04-10
Williams-Sonoma Inc	WSM	1.54	44.00	293.22	1.70	12,901.68	0.55	18.59	124.89	134.79	03-21-23
Viatis Inc	VTRS	4.53	1,200.00	10.60	1.15	12,720.00	0.54	3.86	12.69	-16.47	11-17-20
Anheuser-Busch InBev S...	BUD	1.38	200.00	63.07	1.19	12,614.00	0.54	18.48	57.77	9.17	08-21-18
Pfizer Inc	PFE	5.86	400.00	28.66	1.63	11,464.00	0.49	12.44	30.09	-4.74	03-24-20
Colgate-Palmolive Co	CL	2.15	120.00	92.96	2.23	11,155.20	0.47	26.53	67.61	37.50	02-27-18
Starbucks Corp	SBUX	2.84	132.00	80.22	1.85	10,589.04	0.45	22.27	62.49	28.38	09-05-17
Sabra Health Care REIT Inc	SBRA	8.23	580.00	14.58	1.39	8,456.40	0.36	---	13.38	8.99	07-26-16
MidCap Financial Investm...	MFIC	9.43	520.00	16.11	2.61	8,377.20	0.36	9.86	16.52	-2.47	04-27-16
International Business Ma...	IBM	4.00	50.00	166.85	0.74	8,342.50	0.35	16.47	128.66	29.68	02-24-15
Macerich Co	MAC	4.50	474.00	15.12	1.96	7,166.88	0.30	-126.58	17.43	-13.27	11-12-19
Walgreens Boots Alliance ...	WBA	6.17	328.00	16.22	5.39	5,320.16	0.23	5.10	47.45	-65.82	04-30-19
Verizon Communications ...	VZ	6.46	126.00	41.15	2.03	5,184.90	0.22	8.94	34.73	18.47	09-12-23
The Kroger Co	KR	2.22	80.00	52.37	0.75	4,189.60	0.18	11.76	44.39	17.97	11-28-23
Cash	CASH\$	---	3,844.92	1.00	0.00	3,844.92	0.16	---	1.00	0.00	08-25-09

Stanley Black & Decker Inc	SWK	3.72	42.00	87.17	2.13	3,661.14	0.16	20.66	78.63	10.87	12-06-22
WK Kellogg Co	KLG	3.37	150.00	18.99	0.80	2,848.50	0.12	9.08	13.56	40.01	10-04-23
Baxter International Inc	BAX	3.40	46.00	34.09	2.87	1,568.14	0.07	11.68	45.42	-24.94	01-24-23
Sandoz Group AG ADR	SDZNY	1.40	36.00	35.49	1.28	1,277.64	0.05	12.59	16.83	110.90	10-06-23
Evergy Inc	EVRG	4.70	20.00	54.66	2.57	1,093.20	0.05	14.27	52.14	4.84	03-19-24
Top Analysti		3.14			1.71	2,352,183.27	100.00	15.95		94.40	