

Portfolio Name
Top Analyst

Date
06-09-24 at 3:38 AM

Current Value
2,352,258.29

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	0.71	316.00	423.85	-0.16	133,936.60	5.69	31.65	27.37	1,448.75	03-18-05
Walmart Inc	WMT	1.26	1,776.00	65.88	-1.89	117,002.88	4.97	27.32	19.75	233.49	03-21-07
McDonald's Corp	MCD	2.61	416.00	256.21	-1.73	106,583.36	4.53	21.01	59.86	328.01	08-21-09
Caterpillar Inc	CAT	1.58	290.00	328.94	0.20	95,392.60	4.06	15.08	72.01	356.79	11-10-15
Procter & Gamble Co	PG	2.41	530.00	167.06	-0.84	88,541.80	3.76	24.10	63.08	164.83	09-10-08
AbbVie Inc	ABBV	3.66	520.00	169.42	0.50	88,098.40	3.75	15.11	48.48	249.49	01-02-13
PepsiCo Inc	PEP	3.17	476.00	171.04	-1.25	81,415.04	3.46	20.96	64.21	166.39	05-20-08
Air Products & Chemicals ...	APD	2.53	244.00	279.53	3.64	68,205.32	2.90	20.79	97.69	186.15	07-24-12
Aflac Inc	AFL	2.25	734.00	88.79	0.50	65,171.86	2.77	13.62	26.86	230.62	09-22-09
Coca-Cola Co	KO	3.04	1,000.00	63.91	-0.37	63,910.00	2.72	22.68	26.84	138.13	07-21-07
AstraZeneca PLC ADR	AZN	1.81	734.00	80.02	-1.00	58,734.68	2.50	18.90	21.55	271.31	06-01-10
Abbott Laboratories	ABT	2.04	516.00	107.58	3.17	55,511.28	2.36	23.15	45.35	137.21	04-26-16
Chevron Corp	CVX	4.18	340.00	156.08	0.10	53,067.20	2.26	12.17	81.19	92.25	10-06-09
Medtronic PLC	MDT	3.33	620.00	84.07	2.10	52,123.40	2.22	15.43	49.38	70.26	09-21-10
Emerson Electric Co	EMR	1.94	450.00	107.98	1.90	48,591.00	2.07	18.18	49.68	117.36	01-17-12
Johnson & Johnson	JNJ	3.37	310.00	147.08	0.45	45,594.80	1.94	13.83	65.34	125.09	03-21-07
Sysco Corp	SYY	2.81	625.00	72.66	0.00	45,412.50	1.93	15.27	30.12	141.25	03-20-12
Unilever PLC ADR	UL	3.31	770.00	55.61	-0.77	42,819.70	1.82	18.08	29.48	88.62	06-19-07
Target Corp	TGT	3.01	290.00	146.00	0.60	42,340.00	1.80	15.70	65.93	121.46	03-07-17
Altria Group Inc	MO	8.39	900.00	46.70	0.02	42,030.00	1.79	9.21	27.80	67.99	09-15-08
Kellanova Co	K	3.76	600.00	59.63	-0.77	35,778.00	1.52	16.42	54.98	8.46	03-19-19
British American Tobacco ...	BTI	9.59	1,150.00	30.99	-0.83	35,638.50	1.52	7.10	38.36	-19.20	09-01-20
Old Republic Internationa...	ORI	3.45	1,134.00	30.72	0.23	34,836.48	1.48	---	16.87	82.14	02-25-14
Chubb Ltd	CB	1.36	130.00	267.22	1.32	34,738.60	1.48	12.25	95.70	179.23	02-04-14
Lowe's Companies Inc	LOW	2.12	160.00	216.67	-0.81	34,667.20	1.47	17.95	127.67	69.70	10-10-17
Deere & Co	DE	1.60	92.00	368.58	-0.72	33,909.36	1.44	14.88	83.09	343.60	10-11-11
Archer-Daniels Midland Co	ADM	3.26	550.00	61.27	0.16	33,698.50	1.43	11.11	32.40	89.13	09-02-04
Brookfield Infrastructure ...	BIPC	4.85	1,000.00	33.42	-3.88	33,420.00	1.42	---	41.22	-18.91	04-01-20
Enbridge Inc	ENB	7.50	930.00	35.76	-1.19	33,256.80	1.41	16.84	37.08	-3.56	06-19-18
Cincinnati Financial Corp	CINF	2.79	285.00	115.97	0.92	33,051.45	1.41	18.45	38.03	204.92	08-01-12
Unum Group	UNM	2.82	630.00	51.76	0.43	32,608.80	1.39	6.37	20.62	151.02	05-19-20
RTX Corp	RTX	2.33	300.00	108.11	-0.06	32,433.00	1.38	20.53	79.32	36.30	08-17-15
Ingredion Inc	INGR	2.69	266.00	115.94	-0.25	30,840.04	1.31	11.95	81.10	42.96	12-08-20
CVS Health Corp	CVS	4.31	480.00	61.78	1.38	29,654.40	1.26	8.79	59.11	4.52	04-02-19
Comcast Corp Class A	CMCSA	3.18	746.00	38.96	-0.28	29,064.16	1.24	9.18	36.20	7.63	09-13-22
Omega Healthcare Invest...	OHI	8.34	900.00	32.14	-1.32	28,926.00	1.23	---	30.88	4.08	05-19-15
Restaurant Brands Intern...	QSR	3.37	418.00	68.78	-3.22	28,750.04	1.22	14.66	57.75	19.10	03-27-18
Philip Morris International...	PM	5.02	260.00	103.61	-0.60	26,938.60	1.15	16.72	81.00	27.91	03-11-14
Merck & Co Inc	MRK	2.36	202.00	130.67	0.12	26,395.34	1.12	15.11	74.13	76.28	03-16-21
Realty Income Corp	O	5.78	440.00	53.32	-1.73	23,460.80	1.00	37.59	35.44	50.45	03-15-11
Dover Corp	DOV	1.15	130.00	177.22	-0.46	23,038.60	0.98	19.49	54.71	223.95	11-30-10
Cardinal Health Inc	CAH	2.05	210.00	98.51	-0.29	20,687.10	0.88	13.07	55.03	79.02	06-14-16
National Grid PLC ADR	NGG	6.58	366.00	56.00	-0.26	20,496.00	0.87	12.41	47.38	18.20	06-01-10
Novartis AG ADR	NVS	3.59	184.00	105.33	-0.75	19,380.72	0.82	14.56	73.43	43.44	09-13-16
Becton Dickinson & Co	BDX	1.58	78.00	240.63	0.19	18,769.14	0.80	16.26	85.48	181.51	08-21-12
Lockheed Martin Corp	LMT	2.68	36.00	470.13	0.32	16,924.68	0.72	18.32	353.13	33.13	01-26-21
BlackRock Inc	BLK	2.65	22.00	768.69	-0.61	16,911.18	0.72	18.35	739.32	3.97	02-22-22
Essex Property Trust Inc	ESS	3.66	60.00	268.07	-0.09	16,084.20	0.68	50.25	211.47	26.77	11-28-22
NNN REIT Inc	NNN	5.38	327.00	42.03	-1.66	13,743.81	0.58	20.92	23.00	82.72	05-04-10
T. Rowe Price Group Inc	TROW	4.29	118.00	115.55	-0.59	13,634.90	0.58	13.02	143.21	-19.31	02-22-22
Vodafone Group PLC ADR	VOD	10.75	1,440.00	9.00	-6.35	12,960.00	0.55	13.74	18.33	-50.89	03-20-19
Williams-Sonoma Inc	WSM	1.55	44.00	292.52	-1.35	12,870.88	0.55	18.55	124.89	134.23	03-21-23
Viatis Inc	VTRS	4.58	1,200.00	10.47	0.48	12,564.00	0.53	3.81	12.69	-17.49	11-17-20
Anheuser-Busch InBev S...	BUD	1.40	200.00	62.22	-1.72	12,444.00	0.53	18.21	57.77	7.70	08-21-18
Pfizer Inc	PFE	5.88	400.00	28.58	-0.76	11,432.00	0.49	12.39	30.09	-5.01	03-24-20
Colgate-Palmolive Co	CL	2.13	120.00	93.89	-0.10	11,266.80	0.48	26.81	67.61	38.88	02-27-18
Starbucks Corp	SBUX	2.80	132.00	81.43	-0.05	10,748.76	0.46	20.33	62.49	30.32	09-05-17
International Business Ma...	IBM	3.93	50.00	170.01	1.08	8,500.50	0.36	16.69	128.66	32.14	02-24-15
MidCap Financial Investm...	MFIC	9.37	520.00	16.23	0.43	8,439.60	0.36	9.93	16.52	-1.75	04-27-16
Sabra Health Care REIT Inc	SBRA	8.58	580.00	13.99	-1.96	8,114.20	0.34	---	13.38	4.58	07-26-16
Macerich Co	MAC	4.56	474.00	14.92	-1.65	7,072.08	0.30	-125.00	17.43	-14.42	11-12-19
Walgreens Boots Alliance ...	WBA	6.31	328.00	15.84	-0.13	5,195.52	0.22	4.90	47.45	-66.62	04-30-19
Verizon Communications ...	VZ	6.50	126.00	40.94	-0.94	5,158.44	0.22	8.90	34.73	17.87	09-12-23
Cash	CASH\$	---	5,037.05	1.00	0.00	5,037.05	0.21	---	1.00	0.00	08-25-09
The Kroger Co	KR	2.23	80.00	51.98	0.06	4,158.40	0.18	11.68	44.39	17.10	11-28-23

Stanley Black & Decker Inc	SWK	3.93	42.00	82.46	-1.23	3,463.32	0.15	19.42	78.63	4.88	12-06-22
WK Kellogg Co	KLG	3.50	150.00	18.28	0.11	2,742.00	0.12	8.75	13.56	34.77	10-04-23
Baxter International Inc	BAX	3.50	46.00	33.16	-0.48	1,525.36	0.06	11.36	45.42	-26.99	01-24-23
Sandoz Group AG ADR	SDZNY	1.39	36.00	35.76	0.48	1,287.36	0.05	12.45	16.83	112.51	10-06-23
Evergy Inc	EVRG	4.85	20.00	52.96	-0.84	1,059.20	0.05	13.83	52.14	1.58	03-19-24
Top Analysti		3.14			-0.23	2,352,258.29	100.00	15.88		94.21	