

Portfolio Name	Date	Current Value
Top Analysti	07-21-24 at 3:31 PM	2,410,151.63

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	0.69	316.00	437.11	-0.74	138,126.76	5.73	32.57	27.37	1,497.20	03-18-C
Walmart Inc	WMT	1.17	1,776.00	70.75	-0.10	125,652.00	5.21	29.33	19.75	258.14	03-21-C
McDonald's Corp	MCD	2.60	416.00	257.28	-0.86	107,028.48	4.44	21.19	59.86	329.80	08-21-C
Caterpillar Inc	CAT	1.62	290.00	347.63	-2.36	100,812.70	4.18	15.92	72.01	382.74	11-10-1
AbbVie Inc	ABBV	3.60	520.00	172.32	0.69	89,606.40	3.72	15.67	48.48	255.48	01-02-1
Procter & Gamble Co	PG	2.40	530.00	167.96	0.31	89,018.80	3.69	24.15	63.08	166.26	09-10-C
PepsiCo Inc	PEP	3.20	482.00	169.36	-0.59	81,631.52	3.39	20.79	65.46	158.74	05-20-C
Aflac Inc	AFL	2.15	734.00	92.91	-1.46	68,195.94	2.83	14.29	26.86	245.96	09-22-C
Coca-Cola Co	KO	2.97	1,000.00	65.29	0.15	65,290.00	2.71	23.15	26.84	143.27	07-21-C
Air Products & Chemicals ...	APD	2.69	244.00	262.91	-1.38	64,150.04	2.66	19.57	97.69	169.14	07-24-1
AstraZeneca PLC ADR	AZN	1.84	734.00	78.71	0.83	57,773.14	2.40	18.83	21.55	265.23	06-01-1
Chevron Corp	CVX	4.10	340.00	159.15	-1.74	54,111.00	2.25	12.99	81.19	96.03	10-06-C
Abbott Laboratories	ABT	2.16	526.00	102.03	1.96	53,667.78	2.23	22.03	46.47	119.56	04-26-1
Emerson Electric Co	EMR	1.82	460.00	115.68	-0.74	53,212.80	2.21	19.49	50.99	126.86	01-17-1
Medtronic PLC	MDT	3.52	620.00	79.48	-2.13	49,277.60	2.04	14.62	49.38	60.97	09-21-1
Johnson & Johnson	JNJ	3.21	310.00	154.69	-0.47	47,953.90	1.99	15.38	65.34	136.74	03-21-C
Sysco Corp	SY Y	2.77	625.00	73.62	-1.00	46,012.50	1.91	15.82	30.12	144.44	03-20-1
Unilever PLC ADR	UL	3.17	770.00	58.03	-0.02	44,683.10	1.85	18.76	29.48	96.83	06-19-C
Altria Group Inc	MO	7.93	900.00	49.45	0.24	44,505.00	1.85	9.74	27.80	77.88	09-15-C
Target Corp	TGT	2.99	290.00	149.73	-1.55	43,421.70	1.80	16.10	65.93	127.12	03-07-1
British American Tobacco ...	BTI	8.95	1,150.00	33.20	0.48	38,180.00	1.58	7.44	38.36	-13.44	09-01-2
Lowe's Companies Inc	LOW	1.93	160.00	238.52	-0.36	38,163.20	1.58	19.76	127.67	86.82	10-10-1
Brookfield Infrastructure ...	BIPC	4.25	1,000.00	38.09	-0.99	38,090.00	1.58	---	41.22	-7.58	04-01-2
Old Republic Internationa...	ORI	3.32	1,134.00	31.93	-1.02	36,208.62	1.50	---	16.87	89.32	02-25-1
Archer-Daniels Midland Co	ADM	3.12	550.00	64.19	-0.93	35,304.50	1.46	11.64	32.40	98.15	09-02-C
Deere & Co	DE	1.56	92.00	378.06	-0.68	34,781.52	1.44	15.43	83.09	355.01	10-11-1
Kellanova Co	K	3.86	600.00	57.96	-1.48	34,776.00	1.44	15.97	54.98	5.42	03-19-1
Cincinnati Financial Corp	CINF	2.68	285.00	121.03	-3.95	34,493.55	1.43	19.53	38.03	218.23	08-01-1
Enbridge Inc	ENB	7.34	930.00	36.54	0.74	33,982.20	1.41	17.18	37.08	-1.46	06-19-1
Chubb Ltd	CB	1.40	130.00	259.88	-2.91	33,784.40	1.40	11.99	95.70	171.56	02-04-1
Unum Group	UNM	3.14	630.00	53.55	-0.02	33,736.50	1.40	6.59	20.62	159.70	05-19-2
Omega Healthcare Invest...	OHI	7.46	900.00	35.91	0.00	32,319.00	1.34	---	30.88	16.28	05-19-1
Ingredion Inc	INGR	2.62	266.00	119.03	-0.62	31,661.98	1.31	12.33	81.10	46.77	12-08-2
Comcast Corp Class A	CMCSA	3.09	772.00	40.08	-0.15	30,941.76	1.28	9.44	36.28	10.49	09-13-2
RTX Corp	RTX	2.45	300.00	102.81	-0.99	30,843.00	1.28	19.53	79.32	29.62	08-17-1
Restaurant Brands Intern...	QSR	3.19	418.00	72.74	0.48	30,405.32	1.26	15.53	57.75	25.95	03-27-1
CVS Health Corp	CVS	4.47	480.00	59.57	-0.57	28,593.60	1.19	8.47	59.11	0.78	04-02-1
Philip Morris International...	PM	4.85	260.00	107.12	-0.32	27,851.20	1.16	17.06	81.00	32.25	03-11-1
Merck & Co Inc	MRK	2.45	202.00	125.77	1.22	25,405.54	1.05	14.60	74.13	69.67	03-16-2
Realty Income Corp	O	5.48	440.00	57.58	-0.26	25,335.20	1.05	38.31	35.44	62.47	03-15-1
Dover Corp	DOV	1.11	130.00	183.70	-1.42	23,881.00	0.99	20.20	54.71	235.80	11-30-1
National Grid PLC ADR	NGG	5.96	366.00	61.79	1.38	22,615.14	0.94	13.46	47.38	30.42	06-01-1
Cardinal Health Inc	CAH	2.13	210.00	95.03	-0.28	19,956.30	0.83	12.61	55.03	72.70	06-14-1
Novartis AG ADR	NVS	3.56	184.00	106.13	-1.02	19,527.92	0.81	14.66	73.43	44.53	09-13-1
BlackRock Inc	BLK	2.46	22.00	830.70	0.21	18,275.40	0.76	19.57	739.32	12.36	02-22-2
Becton Dickinson & Co	BDX	1.65	78.00	230.74	-0.43	17,997.72	0.75	15.58	85.48	169.94	08-21-1
Lockheed Martin Corp	LMT	2.65	36.00	474.92	-0.23	17,097.12	0.71	18.48	353.13	34.49	01-26-2
Essex Property Trust Inc	ESS	3.44	60.00	284.79	0.23	17,087.40	0.71	53.19	211.47	34.67	11-28-2
NNN REIT Inc	NNN	5.03	327.00	46.11	0.46	15,077.97	0.63	22.94	23.00	100.46	05-04-1
Viatis Inc	VTRS	4.05	1,200.00	11.84	0.59	14,208.00	0.59	4.31	12.69	-6.69	11-17-2
T. Rowe Price Group Inc	TROW	4.32	118.00	114.79	-1.60	13,545.22	0.56	12.89	143.21	-19.84	02-22-2
Vodafone Group PLC ADR	VOD	10.70	1,440.00	9.04	-0.55	13,017.60	0.54	13.72	18.33	-50.67	03-20-1
Williams-Sonoma Inc	WSM	1.55	88.00	146.88	-0.89	12,925.44	0.54	18.62	62.44	135.22	03-21-2
Anheuser-Busch InBev S...	BUD	1.44	200.00	60.45	-0.18	12,090.00	0.50	17.89	57.77	4.64	08-21-1
Pfizer Inc	PFE	5.61	400.00	29.97	0.88	11,988.00	0.50	13.00	30.09	-0.39	03-24-2
Colgate-Palmolive Co	CL	2.04	120.00	98.08	0.07	11,769.60	0.49	28.01	67.61	45.07	02-27-1
Starbucks Corp	SBUX	2.88	132.00	79.27	6.85	10,463.64	0.43	19.84	62.49	26.86	09-05-1
Sabra Health Care REIT Inc	SBRA	7.30	580.00	16.44	1.17	9,535.20	0.40	---	13.38	22.90	07-26-1
International Business Ma...	IBM	3.65	50.00	183.25	-1.06	9,162.50	0.38	17.99	128.66	42.43	02-24-1
MidCap Financial Investm...	MFIC	9.91	520.00	15.34	-0.71	7,976.80	0.33	9.24	16.52	-7.13	04-27-1
Macerich Co	MAC	4.22	474.00	16.10	-0.43	7,631.40	0.32	-133.33	17.43	-7.65	11-12-1
Verizon Communications ...	VZ	6.39	126.00	41.62	-1.07	5,244.12	0.22	9.05	34.73	19.83	09-12-2
The Kroger Co	KR	2.35	80.00	54.51	-0.55	4,360.80	0.18	12.27	44.39	22.79	11-28-2
Stanley Black & Decker Inc	SWK	3.73	42.00	86.95	-0.48	3,651.90	0.15	20.49	78.63	10.59	12-06-2
Walgreens Boots Alliance ...	WBA	9.08	328.00	11.01	-3.08	3,611.28	0.15	5.17	47.45	-76.80	04-30-1

WK Kellogg Co	KLG	4.02	150.00	15.93	-3.75	2,389.50	0.10	7.62	13.56	17.45	10-04-2
Evergy Inc	EVRG	4.64	36.00	55.37	0.45	1,993.32	0.08	14.45	52.67	5.13	03-19-2
Baxter International Inc	BAX	3.28	46.00	35.35	-0.92	1,626.10	0.07	12.12	45.42	-22.16	01-24-2
Sandoz Group AG ADR	SDZNY	1.28	36.00	38.68	0.34	1,392.48	0.06	13.48	16.83	129.86	10-06-2
Cash	CASH\$	---	1,064.51	1.00	0.00	1,064.51	0.04	---	1.00	0.00	08-25-C
Top Analisti		3.08			-0.53	2,410,151.63	99.99	16.30		98.82	