

Portfolio Name	Date	Current Value
Top Analysti	08-04-24 at 4:49 PM	2,458,314.20

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	0.73	316.00	408.49	-2.07	129,082.84	5.25	30.77	27.37	1,392.63	03-18-C
Walmart Inc	WMT	1.21	1,776.00	68.46	-1.91	121,584.96	4.95	28.41	19.75	246.55	03-21-C
McDonald's Corp	MCD	2.41	416.00	276.69	2.95	115,103.04	4.68	23.20	59.86	362.22	08-21-C
AbbVie Inc	ABBV	3.28	520.00	189.29	-0.22	98,430.80	4.00	17.57	48.48	290.48	01-02-1
Caterpillar Inc	CAT	1.76	290.00	320.87	-3.21	93,052.30	3.79	14.81	72.01	345.58	11-10-1
Procter & Gamble Co	PG	2.37	530.00	170.08	2.65	90,142.40	3.67	24.45	63.08	169.62	09-10-C
PepsiCo Inc	PEP	3.04	482.00	178.04	1.76	85,815.28	3.49	21.88	65.46	172.00	05-20-C
Aflac Inc	AFL	2.02	734.00	99.24	-2.37	72,842.16	2.96	15.27	26.86	269.53	09-22-C
Coca-Cola Co	KO	2.80	1,000.00	69.33	2.02	69,330.00	2.82	24.39	26.84	158.32	07-21-C
Air Products & Chemicals ...	APD	2.51	244.00	281.74	-1.99	68,744.56	2.80	20.96	97.69	188.41	07-24-1
AstraZeneca PLC ADR	AZN	1.82	734.00	81.81	0.75	60,048.54	2.44	19.61	21.55	279.61	06-01-1
Abbott Laboratories	ABT	1.98	526.00	111.31	1.05	58,549.06	2.38	23.87	46.47	139.53	04-26-1
Johnson & Johnson	JNJ	3.02	310.00	164.14	2.10	50,883.40	2.07	16.37	65.34	151.20	03-21-C
Medtronic PLC	MDT	3.44	620.00	81.51	1.27	50,536.20	2.06	14.99	49.38	65.08	09-21-1
Chevron Corp	CVX	4.39	340.00	148.55	-2.67	50,507.00	2.05	12.15	81.19	82.98	10-06-C
Emerson Electric Co	EMR	1.92	460.00	109.21	-3.43	50,236.60	2.04	18.38	50.99	114.17	01-17-1
Unilever PLC ADR	UL	2.95	770.00	62.54	1.48	48,155.80	1.96	19.72	29.48	112.12	06-19-C
Sysco Corp	SY	2.66	625.00	76.71	1.19	47,943.75	1.95	16.67	30.12	154.69	03-20-1
Altria Group Inc	MO	7.68	900.00	51.07	2.10	45,963.00	1.87	10.05	27.80	83.71	09-15-C
British American Tobacco ...	BTI	8.15	1,150.00	36.45	1.53	41,917.50	1.71	8.06	38.36	-4.97	09-01-2
Target Corp	TGT	3.22	290.00	139.17	-5.34	40,359.30	1.64	14.97	65.93	111.10	03-07-1
Old Republic Internationa...	ORI	3.06	1,134.00	34.63	0.38	39,270.42	1.60	---	16.87	105.33	02-25-1
Lowe's Companies Inc	LOW	1.91	160.00	240.42	-0.39	38,467.20	1.56	19.92	127.67	88.31	10-10-1
Brookfield Infrastructure ...	BIPC	4.28	1,000.00	37.86	-1.84	37,860.00	1.54	---	41.22	-8.14	04-01-2
Kellanova Co	K	3.62	600.00	62.98	1.50	37,788.00	1.54	17.36	54.98	14.55	03-19-1
Cincinnati Financial Corp	CINF	2.49	285.00	130.35	0.32	37,149.75	1.51	20.92	38.03	242.73	08-01-1
Enbridge Inc	ENB	6.96	930.00	37.96	0.96	35,302.80	1.44	18.28	37.08	2.37	06-19-1
Chubb Ltd	CB	1.34	130.00	271.32	-0.23	35,271.60	1.43	12.58	95.70	183.52	02-04-1
RTX Corp	RTX	2.16	300.00	116.44	-0.26	34,932.00	1.42	21.79	79.32	46.80	08-17-1
Omega Healthcare Invest...	OHI	7.00	900.00	38.26	4.25	34,434.00	1.40	---	30.88	23.89	05-19-1
Unum Group	UNM	3.12	630.00	53.90	-4.70	33,957.00	1.38	6.63	20.62	161.40	05-19-2
Ingredion Inc	INGR	2.54	266.00	123.02	-0.26	32,723.32	1.33	12.74	81.10	51.69	12-08-2
Deere & Co	DE	1.66	92.00	353.75	-1.16	32,545.00	1.32	14.45	83.09	325.76	10-11-1
Archer-Daniels Midland Co	ADM	3.40	550.00	58.91	-2.60	32,400.50	1.32	10.83	32.40	81.85	09-02-C
Comcast Corp Class A	CMCSA	3.11	772.00	39.90	-0.89	30,802.80	1.25	9.54	36.28	9.99	09-13-2
Philip Morris International...	PM	4.41	260.00	117.82	0.31	30,633.20	1.25	18.73	81.00	45.46	03-11-1
Restaurant Brands Intern...	QSR	3.31	418.00	70.16	0.60	29,326.88	1.19	14.77	57.75	21.49	03-27-1
CVS Health Corp	CVS	4.48	480.00	59.32	-1.18	28,473.60	1.16	8.44	59.11	0.36	04-02-1
Realty Income Corp	O	5.32	440.00	59.32	2.26	26,100.80	1.06	39.53	35.44	67.38	03-15-1
National Grid PLC ADR	NGG	5.66	366.00	65.08	2.21	23,819.28	0.97	14.35	47.38	37.36	06-01-1
Merck & Co Inc	MRK	2.67	202.00	115.20	1.21	23,270.40	0.95	14.27	74.13	55.41	03-16-2
Dover Corp	DOV	1.16	130.00	175.42	-2.08	22,804.60	0.93	19.27	54.71	220.66	11-30-1
Cardinal Health Inc	CAH	1.99	210.00	101.60	-1.73	21,336.00	0.87	13.48	55.03	84.64	06-14-1
Novartis AG ADR	NVS	3.35	184.00	112.87	0.69	20,768.08	0.84	15.29	73.43	53.71	09-13-1
Lockheed Martin Corp	LMT	2.30	36.00	548.77	-0.02	19,755.72	0.80	21.46	353.13	55.40	01-26-2
Becton Dickinson & Co	BDX	1.57	78.00	241.87	2.48	18,865.86	0.77	16.31	85.48	182.96	08-21-1
BlackRock Inc	BLK	2.41	22.00	846.02	-2.23	18,612.44	0.76	19.92	739.32	14.43	02-22-2
Essex Property Trust Inc	ESS	3.48	60.00	281.66	-1.41	16,899.60	0.69	53.19	211.47	33.19	11-28-2
NNN REIT Inc	NNN	4.98	327.00	46.57	1.28	15,228.39	0.62	23.15	23.00	102.46	05-04-1
Viatris Inc	VTRS	4.04	1,200.00	11.87	-0.75	14,244.00	0.58	4.32	12.69	-6.46	11-17-2
Vodafone Group PLC ADR	VOD	10.40	1,440.00	9.30	0.76	13,392.00	0.54	14.45	18.33	-49.25	03-20-1
Anheuser-Busch InBev S...	BUD	1.38	200.00	63.38	3.46	12,676.00	0.52	18.76	57.77	9.71	08-21-1
T. Rowe Price Group Inc	TROW	4.66	118.00	106.47	-4.96	12,563.46	0.51	11.95	143.21	-25.65	02-22-2
Colgate-Palmolive Co	CL	1.95	120.00	102.81	1.86	12,337.20	0.50	28.99	67.61	52.07	02-27-1
Williams-Sonoma Inc	WSM	1.63	88.00	139.82	-3.53	12,304.16	0.50	17.73	62.44	123.92	03-21-2
Pfizer Inc	PFE	5.52	400.00	30.43	-0.72	12,172.00	0.50	12.42	30.09	1.14	03-24-2
Starbucks Corp	SBUX	3.00	132.00	75.88	1.03	10,016.16	0.41	19.01	62.49	21.44	09-05-1
Sabra Health Care REIT Inc	SBRA	7.30	580.00	16.43	1.70	9,529.40	0.39	---	13.38	22.82	07-26-1
International Business Ma...	IBM	3.53	50.00	189.12	-0.28	9,456.00	0.38	18.90	128.66	46.99	02-24-1
Macerich Co	MAC	4.56	474.00	14.91	-3.87	7,067.34	0.29	-67.57	17.43	-14.47	11-12-1
MidCap Financial Investm...	MFIC	11.35	520.00	13.39	-3.04	6,962.80	0.28	8.05	16.52	-18.94	04-27-1
Verizon Communications ...	VZ	6.49	126.00	40.97	0.29	5,162.22	0.21	8.97	34.73	17.95	09-12-2
The Kroger Co	KR	2.36	80.00	54.33	-1.38	4,346.40	0.18	12.24	44.39	22.39	11-28-2
Stanley Black & Decker Inc	SWK	3.33	42.00	98.63	-2.83	4,142.46	0.17	24.15	78.63	25.44	12-06-2
Walgreens Boots Alliance ...	WBA	8.71	328.00	11.48	-2.79	3,765.44	0.15	5.36	47.45	-75.81	04-30-1

WK Kellogg Co	KLG	3.68	150.00	17.41	0.29	2,611.50	0.11	8.33	13.56	28.36	10-04-2
Baxter International Inc	BAX	3.29	70.00	35.27	-2.06	2,468.90	0.10	12.09	42.11	-16.25	01-24-2
Evergy Inc	EVRG	4.27	36.00	60.16	0.69	2,165.76	0.09	15.70	52.67	14.23	03-19-2
Sandoz Group AG ADR	SDZNY	1.15	36.00	42.97	-0.44	1,546.92	0.06	14.99	16.83	155.36	10-06-2
Cash	CASH\$	---	1,356.35	1.00	0.00	1,356.35	0.06	---	1.00	0.00	08-25-C
Top Analisti		3.03			-0.21	2,458,314.20	100.00	16.64		102.61	