

MARKET RISK PREMIUM DERIVED FROM ANALYSTS' LONG-TERM GROWTH ESTIMATES

[1] Estimated Weighted Average Dividend Yield	1.84%
[2] Estimated Weighted Average Long-Term Growth Rate	10.82%
[3] S&P 500 Estimated Required Market Return	12.76%

STANDARD AND POOR'S 500 INDEX

Name	Ticker	[4] Shares Outstg	[5] Price	[6] Market Capitalization	[7] Weight in Index	[8] Estimated Dividend Yield	[9] Cap-Weighted Dividend Yield	[10] Value Line Long-Term Proj. EPS Growth	[11] Cap-Weighted Long-Term EPS Growth
Essex Property Trust Inc	ESS	64.75	222.24	14,390.93		3.96%		-4.00%	
CoStar Group Inc	CSGP	406.69	82.72	33,641.40	0.12%			13.00%	0.02%
Realty Income Corp	O	617.58	62.27	38,456.52	0.14%	4.78%	0.01%	6.00%	0.01%
Westrock Co	WRK	254.30	34.06	8,661.39	0.03%	3.23%	0.00%	20.00%	0.01%
Westinghouse Air Brake Technologies Corp	WAB	181.88	93.28	16,965.30	0.06%	0.64%	0.00%	9.50%	0.01%
Pool Corp	POOL	39.05	304.23	11,880.49	0.04%	1.31%	0.00%	14.00%	0.01%
Western Digital Corp	WDC	317.56	34.37	10,914.37	0.04%			20.00%	0.01%
PepsiCo Inc	PEP	1,377.71	181.58	250,164.40	0.92%	2.53%	0.02%	6.00%	0.06%
Diamondback Energy Inc	FANG	177.79	157.11	27,931.80		7.77%			
ServiceNow Inc	NOW	202.00	420.74	84,989.48				45.50%	
Church & Dwight Co Inc	CHD	243.87	74.13	18,077.93	0.07%	1.42%	0.00%	6.00%	0.00%
Federal Realty Investment Trust	FRT	80.91	98.98	8,008.27	0.03%	4.36%	0.00%	2.50%	0.00%
MGM Resorts International	MGM	393.10	35.57	13,982.64		0.03%		25.00%	
American Electric Power Co Inc	AEP	513.86	87.92	45,178.92	0.17%	3.78%	0.01%	6.50%	0.01%
SolarEdge Technologies Inc	SEDG	55.64	230.03	12,797.72				22.00%	
Invitation Homes Inc	INVH	611.41	31.69	19,375.58		2.78%			
PTC Inc	PTC	117.47	117.83	13,841.02				29.00%	
JB Hunt Transport Services Inc	JBHT	103.81	171.07	17,759.29	0.07%	0.94%	0.00%	11.50%	0.01%
Lam Research Corp	LRXC	136.38	404.78	55,203.49	0.20%	1.70%	0.00%	20.00%	0.04%
Mohawk Industries Inc	MHK	63.53	94.75	6,019.85	0.02%			10.00%	0.00%
Pentair PLC	PNR	164.50	42.95	7,065.19	0.03%	1.96%	0.00%	13.00%	0.00%
Vertex Pharmaceuticals Inc	VRTX	256.69	312.00	80,087.59	0.29%			12.50%	0.04%
Amcor PLC	AMCR	1,489.02	11.58	17,242.85	0.06%	4.15%	0.00%	14.50%	0.01%
Meta Platforms Inc	META	2,248.67	93.16	209,486.28	0.77%			13.00%	0.10%
T-Mobile US Inc	TMUS	1,244.15	151.56	188,563.98	0.69%			10.00%	0.07%
United Rentals Inc	URI	69.31	315.71	21,881.23	0.08%			18.00%	0.01%
Alexandria Real Estate Equities Inc	ARE	164.09	145.30	23,841.84	0.09%	3.25%	0.00%	10.00%	0.01%
Honeywell International Inc	HON	672.32	204.02	137,167.13	0.50%	2.02%	0.01%	11.00%	0.06%
ABIOMED Inc	ABMD	45.46	252.08	11,459.81	0.04%			7.50%	0.00%
Delta Air Lines Inc	DAL	641.19	33.93	21,755.51					
United Airlines Holdings Inc	UAL	326.73	43.08	14,075.49					
Seagate Technology Holdings PLC	STX	206.45	49.66	10,252.51	0.04%	5.64%	0.00%	15.00%	0.01%
News Corp	NWS	195.82	17.13	3,354.47		1.17%			
Centene Corp	CNC	566.26	85.13	48,205.71	0.18%			10.00%	0.02%
Martin Marietta Materials Inc	MLM	62.37	335.98	20,956.42	0.08%	0.79%	0.00%	5.50%	0.00%
Teradyne Inc	TER	156.78	81.35	12,754.22	0.05%	0.54%	0.00%	8.50%	0.00%
PayPal Holdings Inc	PYPL	1,156.48	83.58	96,658.26	0.36%			12.00%	0.04%
Tesla Inc	TESLA	3,157.75	227.54	718,514.89				52.00%	
DISH Network Corp	DISH	291.87	14.91	4,351.78	0.02%			2.50%	0.00%
Dow Inc	DOW	703.76	46.74	32,893.70	0.12%	5.99%	0.01%	15.00%	0.02%
Everest Re Group Ltd	RE	39.10	322.66	12,616.01	0.05%	2.05%	0.00%	9.50%	0.00%
Teledyne Technologies Inc	TDY	46.87	397.98	18,651.33	0.07%			11.50%	0.01%
News Corp	NWSA	385.60	16.87	6,505.04		1.19%			
Exelon Corp	EXC	991.76	38.59	38,271.90		3.50%			
Global Payments Inc	GP	270.40	114.26	30,896.02	0.11%	0.88%	0.00%	17.00%	0.02%
Crown Castle Inc	CCI	433.04	133.26	57,706.78	0.21%	4.70%	0.01%	12.00%	0.03%
Aptiv PLC	APT	270.93	91.07	24,673.87				26.00%	
Advance Auto Parts Inc	AAP	60.12	189.92	11,417.61	0.04%	3.16%	0.00%	15.50%	0.01%
Align Technology Inc	ALGN	78.11	194.30	15,176.38	0.06%			17.00%	0.01%
Illumina Inc	ILMN	157.30	228.82	35,993.39	0.13%			6.50%	0.01%
Targa Resources Corp	TRGP	226.56	68.37	15,489.70		2.05%			
LKQ Corp	LKQ	270.10	55.64	15,028.36	0.06%	1.98%	0.00%	13.00%	0.01%
Zoetis Inc	ZTS	468.14	150.78	70,586.00	0.26%	0.86%	0.00%	11.00%	0.03%
Digital Realty Trust Inc	DLR	287.51	100.25	28,822.78		4.87%		-3.50%	
Equinix Inc	EQIX	91.08	566.44	51,588.52	0.19%	2.19%	0.00%	15.00%	0.03%
Molina Healthcare Inc	MOH	58.40	358.86	20,957.42	0.08%			11.00%	0.01%
Las Vegas Sands Corp	LVS	764.17	38.01	29,045.95	0.11%			13.50%	0.01%

Notes:
 [1] Equals sum of Col. [9]
 [2] Equals sum of Col. [11]
 [3] Equals ([1] x (1 + (0.5 x [2]))) + [2]
 [4] Source: Bloomberg Professional as of October 31, 2022
 [5] Source: Bloomberg Professional as of October 31, 2022
 [6] Equals [4] x [5]
 [7] Equals weight in S&P 500 based on market capitalization [6] if Growth Rate >0% and ≤20%
 [8] Source: Bloomberg Professional, as of October 31, 2022
 [9] Equals [7] x [8]
 [10] Source: Value Line, as of October 31, 2022
 [11] Equals [7] x [10]