

# Dividend Harvesting: Building The Portfolio Brick By Brick On \$100 A Week, Week 14 Update

Jun. 08, 2021 9:00 AM ET | AMLP, BRMK, CWEN...

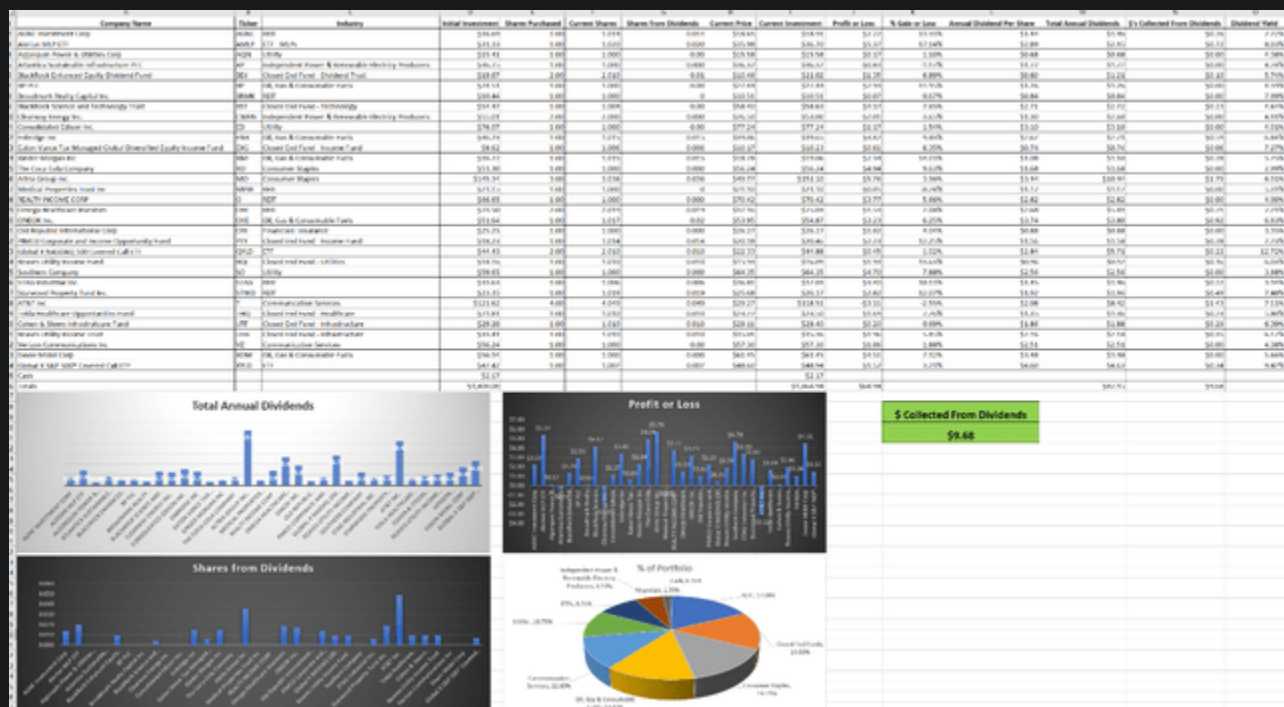
## Summary

- After 14 weeks and \$1,400, the Dividend Harvesting Portfolio is generating \$86.96 in estimated annual income and \$7.25 in monthly estimated income.
- I started a position in Medical Properties Trust and Broadmark Realty Capital while adding to Altria Group and Clearway Energy.
- The Dividend Harvesting portfolio is now generating 244 dividends on an annual basis with 20 dividends being paid for the remainder of June.



Time does fly as 14 weeks have passed since the inception of this concept and the Dividend Harvesting series. I have allocated \$1,400 to this project investing \$100 per week. The Dividend Harvesting portfolio has 34 positions made up of individual equities, Closed-End Funds, and ETFs. Currently, the invested capital has appreciated by \$64.94 (4.64%), giving me another week in the black. My \$1,400 generates \$87.95 in annual dividends before compounding derived from reinvesting every collected Dividend. So far, 20/33 (60.61%) positions have paid dividends, and I expect to collect 20 additional dividends for the remainder of June.

My goal has been to illustrate step by step how anyone can create a Dividend producing portfolio without having a large amount of seed capital. Once again, the meme trades pick up steam as traders are piling into AMC Entertainment Holdings (AMC). I wrote an [article on AMC](#) the other day discussing how the financials don't support the valuation. Call me old-fashioned or boring, but I am not interested in trying to price volatility within drastic movements. I would rather focus on capital preservation and long-term appreciation. I am not saying people are wrong for investing in AMC, and I congratulate anyone who turns a profit during the craziness, but it's not for me as I believe the scenario will end poorly for many. One of my main focuses in the stock market is creating many dividend income streams that never stop flowing. Over the next several decades, these streams will continue to compound and grow to provide me substantial monthly income during retirement. This is an actual portfolio I created for educational purposes to provide a glimpse into how I invest for the future.



(Source: Steven Fiorillo)

# Big News about the excel file I use to track the Dividend Harvesting Portfolio's Dividends

In the comments section of most of the articles, at least 1 person asks where they can get the dividend tracker I use while I constantly receive private messages asking if I can provide a link to where I downloaded the dividend tracker. I have emailed some people the excel file I created, but sometimes it can be days or more than a week before I see the message, and I wanted to figure out how I could make the file available to anyone who wanted to use it.

I taught myself how to build a website ([dividendincomestreams.com](https://dividendincomestreams.com)) and made the excel file I created available to everyone. You can now [download the excel file here](#) and enter your holdings into it. I hope everyone enjoys using this, and I will be updating the file as my positions change weekly. I am also open to suggestions if anyone has any ideas on how to enhance the tracker.

## A look inside the Dividend Harvesting portfolio after \$1,400 of investments

After 14 weeks of investing \$100 per week, here is an overview of the Dividend Harvesting Portfolio's composition:

(Source: Steven Fiorillo)

I will say it until I am blue in the face, diversification is your friend. Out of my 33 positions, only 4 are in the red. This may come as a surprise, but oil & gas have been a shining star lately in the markets. Since I invested in the Alerian MLP ETF ([AML](#)P), my investment has appreciated by 17.14%. It's hard to time the markets, and being diversified allows sectors that are working to pick up the slack during rotations for others that are falling behind a bit. I have been bullish on midstream operators for some time and believe there are many good buys as they haven't fully recovered from their decline during the pandemic. These are the 5 midstream operators I like and the most recent article & independent research I have written on each of them:

- Enbridge ([ENB](#))
  - [Most Recent Article](#)
- Energy Transfer ([ET](#))
  - [Most Recent Article](#)
- Enterprise Products Partners ([EPD](#))
  - [Most Recent Article](#)
- Kinder Morgan ([KMI](#))
  - [Most Recent Article](#)
- ONEOK ([OKE](#))
  - [Most Recent Article](#)

Week 14 was interesting as I started 2 new positions were started while 2 positions were added to. I dollar cost averaged on Clearway Energy Inc. ([CWEN](#)) by adding 1 share in week 14. When I was reviewing my holdings, CWEN was my biggest loser being down roughly 7%. I like CWEN's story, its fundamentals, the Dividend, and its future growth prospects. CWEN is an independent power and renewable electricity producer, and I believe billions will be earmarked for clean energy in the infrastructure bill. Since this is a name I want to be in, I earmarked a portion of week 14's allocation to CWEN. Altria Group ([MO](#)) was the second current position I added to in week 14. MO is a controversial name as it's genuinely a sin stock. While MO will always be under fire because of tobacco, I believe they will benefit as marijuana gains widespread acceptance and becomes legal in more states. MO goes [ex-dividend on June 14th, 2021, and its payout date is July 9th, 2021](#). I decided to buy an additional share of MO going into its ex-dividend date, and this could be a reoccurring theme in week 15.

In week 14, I added 2 additional REITs to the Dividend Harvesting portfolio. I follow @bradthomas, and he wrote a fantastic article, [6 REITs That Deliver Monthly Mailbox Money](#), the other day. Brad discussed Broadmark Realty Capital ([BRMK](#)) in his article, and I thought it was a good idea. BRMK offers short-term, first deed of trust loans secured by real estate to fund the acquisition, renovation, rehabilitation, or development of residential or commercial properties. BRMK pays a dividend of \$0.77, which is a forward yield of 7.33%. BRMK is also a monthly dividend payer, which is music to my ears.

(Source: Seeking Alpha)

Medical Properties Trust ([MPW](#)) has been on my watchlist for years, but I never took the plunge. MPW is interesting as they focus exclusively on investing in hospital facilities in the U.S and around the world. MPW is the 2<sup>nd</sup> largest owner of hospital beds in the U.S, with approximately 44,000 in their portfolio. On the financials, I like what I see, and I may have to do a comparison article with Omega Healthcare Investors ([OHI](#)). [MPW's](#) revenue, FFO, and AFFO are sequentially increasing YoY, which is music to any REIT investor's ears. [MPW](#) has an annual payout of \$1.12 with 8 years of dividend growth for a forward yield of 5.31%. MPW is a company that could make it into my other accounts as I may look to build a larger position in it outside of the Dividend Harvesting Portfolio.

(Source: Seeking Alpha)

Adding 1 share of MO, CWEN, MPW, and BRMK increased my estimated annual income increased in week 14 by \$6.71 (8.36%) to \$86.96 from \$80.25, while my monthly dividend income increased by \$0.56 (8.37%) to \$7.25. I gained 16 new annual dividends, and the Dividend Income portfolio is now on track to generate 244 dividends on an annual basis.

The goal of this portfolio was to demonstrate how someone could build a dividend income portfolio over an extended period without a large amount of seed capital. I wanted the portfolio to be diversified, generate frequent dividends, and utilize the powers of compounding. I believe a tremendous amount of progress has been made since week 1. By investing \$100 weekly, the dividend income stats for this portfolio have increased significantly.

- Estimated Annual Dividend Income
  - \$7.44 to \$86.96, an increase of \$79.52 or 1,069%
- Estimated Monthly Dividend Income
  - \$0.62 to \$7.25, an increase of \$6.63 or 1,069%
- Annual Dividends Generated
  - 12 to 244
- Weekly Dividends
  - 9 weeks to 44 weeks

(Source: TD)

In week 14, my side project of generating weekly dividend income didn't change. I am still at 44 weeks of dividend income. I think by the end of summer, 50 weeks will occur organically.

(Source: Steven Fiorillo)

## Week 15 thoughts

I am at a crossroads because there are still many companies and some funds I want to add to the Dividend Harvesting Portfolio, but I also want to add shares to my current positions. It will be a week-by-week decision, and I think readers and myself will see a combination of both. In week 15, there is a good chance I will add an additional share to MO. With the remaining capital, I may look at some funds from [Global X](#) that caught my eye the other day. Some of the Global X ETFs I am looking at are the Global X SuperDividend® Alternatives ETF ([ALTY](#)), Global X U.S. Preferred ETF ([PFFD](#)), and the Global X SuperDividend® U.S. ETF ([DIV](#)).

I want to say thank you to everyone who continues to read and comment on the Dividend Harvesting series. I am looking forward to engaging with everyone in the comments section and gaining perspectives and ideas for new investments. I can't believe we're going into week 15. Please continue to list suggestions in the comment section because week 20 is approaching, and I will only be adding companies the readers suggest. In week 14, the Dividend Harvesting Portfolio got one step closer to triple-digit annual dividend income!!

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This article was written by



**Steven Fiorillo**

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I am focused on growth and dividend income. My personal strategy revolves around setting myself up for an e... [more](#)

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**Disclosure:** I am/we are long MO, CWEN, AMLP, MPW, BRMK. I wrote this article myself, and it expresses my own opinions. I am not receiving compensation for it (other than from Seeking Alpha). I have no business relationship with any company whose stock is mentioned in this article.

**Additional disclosure:** I am long every position in the Dividend Harvesting Portfolio

Disclaimer: I am not an investment advisor or professional. This article is my own personal opinion and is not meant to be a recommendation of the purchase or sale of stock. Investors should

conduct their own research before investing to see if the companies discussed in this article fit into their portfolio parameters.

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