KIYOSAKI'S

CASH FLOW QUICKSTART GUIDE

Don’t Let Neo-Marxists Steal Your American Dream!

Here’s How to Fight Back with Cash Flow…

Dear Fellow Americans,

Our Founding Fathers fought to give us a nation built on freedom, opportunity, and the pursuit of happiness.

But today, dangerous neo-Marxist ideologies are threatening to dismantle the very fabric of our beloved country, turning it into a dystopian nightmare.

I know our Founding Fathers are rolling over in their graves right now. But we don’t have to sit back and watch this happen.

The key to preserving your American Dream lies in one powerful strategy…

Cash Flow.

It’s the lifeline that keeps your finances healthy, your options open, and your freedom intact.

That’s why I’ve created the “Cash Flow Quickstart Guide” – a comprehensive, step-by-step plan designed to help you boost your monthly cash flow whether you’re a beginner or a seasoned investor.

This guide will equip you with the tools to take control of your financial future, protect what’s yours, and stay one step ahead in these uncertain times.

The American Dream may be under attack, but with the right strategies, you can ensure it remains yours to hold on to.

Don’t let them take away what’s rightfully yours. Get your hands on the “Cash Flow Quickstart Guide” today and start securing your financial freedom now.

To your success and freedom,

Robert Kiyosaki

#1 Personal Finance Author of All Time
Author of *Rich Dad Poor Dad*

In the world of money, there are two kinds of people: those who let money control them and those who control money.

My Rich Dad used to say, “The moment you let money control you, you become a slave to it.” He taught me that true wealth isn’t about having more money – it’s about having more control over your money, your time, and your life. If you want to escape the rat race and build real wealth, you need to focus on one thing: cash flow.

What do I mean by cash flow? Let’s start with something easy to grasp: rental properties. When you own a rental property, you collect rent every month. That rent is your cash flow. If you’ve structured your investment wisely—meaning you’ve bought the right property at the right price, with the right financing—you’ll have money left over after paying your expenses and mortgage. That’s your positive cash flow, and it’s what makes you richer every month.

Rich Dad always said, “The rich don’t work for money; they make money work for them.” This is exactly what cash flow investing is all about. It’s not about flipping properties or trying to make a quick buck. The real wealth lies in owning assets that generate consistent cash flow—whether it’s a rental property or something else.

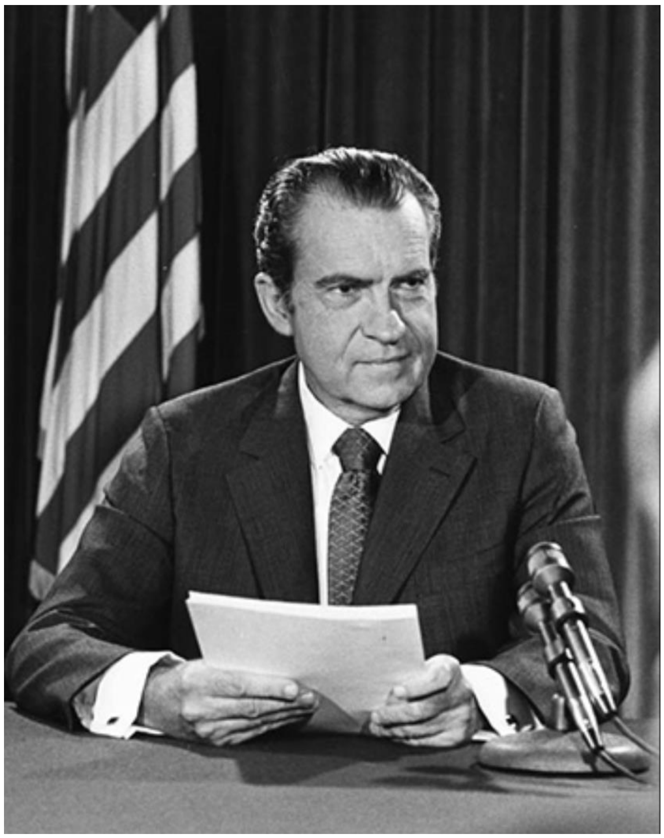
Now, let’s take that same concept and apply it to the stock market, specifically to gold mining stocks. Imagine owning a gold mining company the same way you would own an apartment building. The gold miner digs gold out of the ground and sells it, generating revenue just like a landlord collects rent. If the gold miner has low operating costs and high-quality, gold-bearing ore in the ground, it will generate strong cash flow, just like a well-managed apartment building.

But here’s where it gets exciting. Owning a gold mining company with a sensible amount of debt is like owning an apartment with a smart mortgage. Poor Dad always warned me about debt, saying, “Debt is dangerous; it’s a trap.”

But Rich Dad had a different perspective. He said, “Debt isn’t the problem; it’s how you use it that matters.” When managed correctly, debt is a tool, not a burden. Just as you use a mortgage to leverage your investment in real estate, a gold mining company uses debt to expand operations, explore new resources, and ultimately increase cash flow. The key is that the debt must be manageable—it should enhance cash flow, not hinder it, by being reinvested wisely into a company’s high-return projects that boost revenue.

The Monetary System: From Gold to Debt

To really understand why cash flow investing is so powerful, you need to understand how the monetary system has changed. In 1971, President Nixon took the U.S. dollar off the gold standard, and money became something different. Before that, our money was tied to gold—a real, tangible asset. But after 1971, the dollar became just a piece of paper, backed by nothing but trust in the government's promise. In other words, money became debt.



source: https://www.federalreservehistory.org/essays/gold-convertibility-ends

Rich Dad explained it to me like this: "When money was tied to gold, it was real. When it became debt, it became a promise—one that can be broken." This shift had profound implications, not just for the economy but for your personal finances and investments.

When money became debt, central banks gained the power to print money at will. The value of the dollar became more and more unstable. This is why you hear so much about inflation—when more money is printed, the value of each dollar decreases, and your purchasing power erodes. The money in your pocket or your savings account becomes worth less over time. This is why simply saving money doesn't make you rich—it makes you poorer.

In a world where money is debt, you need to think differently. Poor Dad believed in saving money, working hard, and living below your means. But Rich Dad always said, “You can’t save your way to wealth. You need to invest in assets that put money in your pocket—whether you work or not.”

Real wealth is not in dollars but in assets that have intrinsic value—assets like real estate, businesses, and yes, gold. These are the things that can protect you from the dangers of a monetary system based on debt.

Cash Flow in a Debt-Based World

So, how do you protect yourself in a world where money is debt? The answer is simple: cash flow. In a world where the dollar is constantly losing value, cash flow becomes even more critical. You need to own assets that generate income, so you can keep pace with inflation or even get ahead of it.

Rental properties are a great start. As inflation rises, so do rents, which increases your cash flow. But let’s not stop there. Think about gold mining stocks again. When the dollar weakens, the price of gold often rises. This makes gold mining companies more profitable, especially if they’re well-managed and have low production costs. As their profits grow, so does their ability to pay dividends to shareholders. It’s like owning an apartment building where rents automatically increase in line with inflation—except in this case, your income is linked to the rising value of gold.

But here’s the kicker—gold mining stocks are like a turbo-charged play on cash flow investing. When the price of gold goes up, the cash flow from gold miners can increase dramatically, especially if they’re running a lean operation with low costs. Just like raising rents on an apartment building, higher gold prices can lead to significantly higher profits for mining companies, and in turn, higher returns for you.

Rich Dad always said, “You want to own assets that work harder than you do.” This is why cash flow is so powerful. Whether it’s from rental properties or gold mining stocks, cash flow gives you control over your financial future. It allows you to protect your wealth from inflation, grow your income, and ultimately achieve financial freedom.

Embrace the New Rules

The game changed in 1971, and if you want to win, you need to play by the new rules. Don’t rely on saving money that loses value every day. Instead, focus on cash flow—

whether it's from rental properties or gold mining stocks. Understand that in a debt-driven monetary system, owning assets that generate income is your best defense against inflation and your best path to financial freedom.

Rich Dad used to say, "The rich play by different rules—and so can you." When you invest in cash-flowing assets, you're not just surviving—you're thriving in the new financial world order. You're taking control of your money, your future, and your life. And that's the real key to wealth.

In the world of money, there are three types of people: those who want to control people, those who want to control cash-flowing assets for their own benefit, and those who want to control cash-flowing assets for the benefit of others.

The first group includes politicians and power-hungry leaders who seek to control people by dictating their lives, often under the guise of helping them. These individuals thrive on manipulation and control, not of assets, but of human lives.

The second group is made up of those who understand the power of money and seek to control assets that generate cash flow, but primarily for their own gain. While they may become rich, their wealth is often built on a foundation of self-interest.

The third group, however, understands the true power of wealth—not just in making themselves rich but in using cash-flowing assets to benefit others, create opportunities, and build communities.

My Rich Dad would often say, "Lead us not into temptation." He was not directly quoting scripture to talk about moral or spiritual failings. He was talking about the temptation of financial shortcuts, the lure of quick money, and the pitfalls of not building a strong financial foundation.

He would point to the asset column and say, "But deliver us from evil." This was his way of teaching me that delaying gratification—a sign of emotional intelligence—minding my own business, and building my asset column first would help me avoid the degradation of the human spirit caused by temptation, lack of financial education, and the influence of financially poor role models.

Rich Dad believed that by focusing on building and controlling cash-flowing assets—whether they be real estate, businesses, or investments like gold mining stocks—we could not only secure our financial future but also help lift others out of financial ignorance. He taught me that true wealth isn't just about having money; it's about using that money to do good, to create opportunities, and to build a better world. But that's only possible if we resist the temptation to take shortcuts and instead focus on building a solid financial foundation.

The Fight for Freedom and the Threat of Neo-Marxism

America was founded on the principles of freedom, opportunity, and the pursuit of happiness. Our Founding Fathers fought to give us a nation where individuals could build their own futures, free from the tyranny of oppressive governments. They envisioned a land where hard work, innovation, and personal responsibility would be rewarded, and where everyone would have the opportunity to succeed.

But today, those principles are under attack. Dangerous neo-Marxist ideologies are threatening to dismantle the very fabric of our beloved country, turning it into a dystopian nightmare.

These ideologies promote the idea that the state should control all aspects of life, including the economy, property, and even personal freedoms. They preach the redistribution of wealth, not through the creation of value or opportunities, but through the forceful seizure of assets and the crushing of individual initiative.

These neo-Marxist goals are being pursued through our loose, post-1971 monetary system—a system that is no longer tied to anything real, like gold, but instead is based on debt. When President Nixon took the U.S. dollar off the gold standard in 1971, it allowed the government to print money at will, leading to endless federal budget deficits and a devaluation of the dollar. This system has become a weapon in the hands of those who wish to control and manipulate the economy for their own political ends, eroding the wealth and freedom of ordinary Americans.

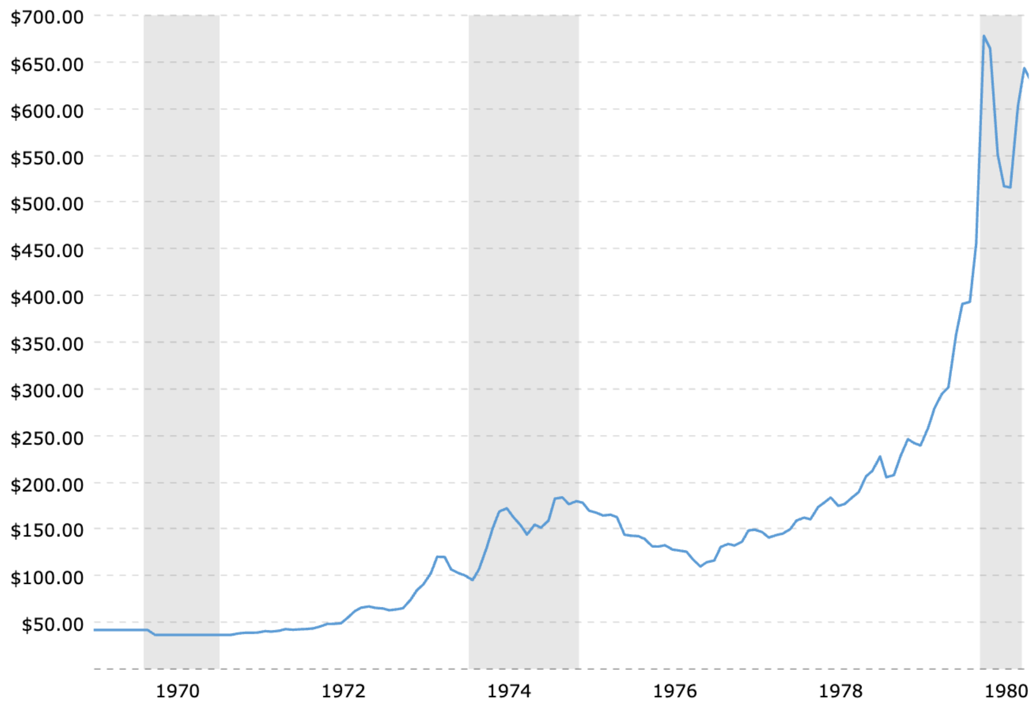
But you don't have to be a victim of this system. You can fight back by building a portfolio of cash-flowing stocks, grounded on a foundation of gold. By investing in assets that generate cash flow, like rental properties or gold mining stocks, you can protect your wealth from the devaluation of the dollar and the threats posed by these dangerous ideologies.

A Brief History of Gold Bull Markets

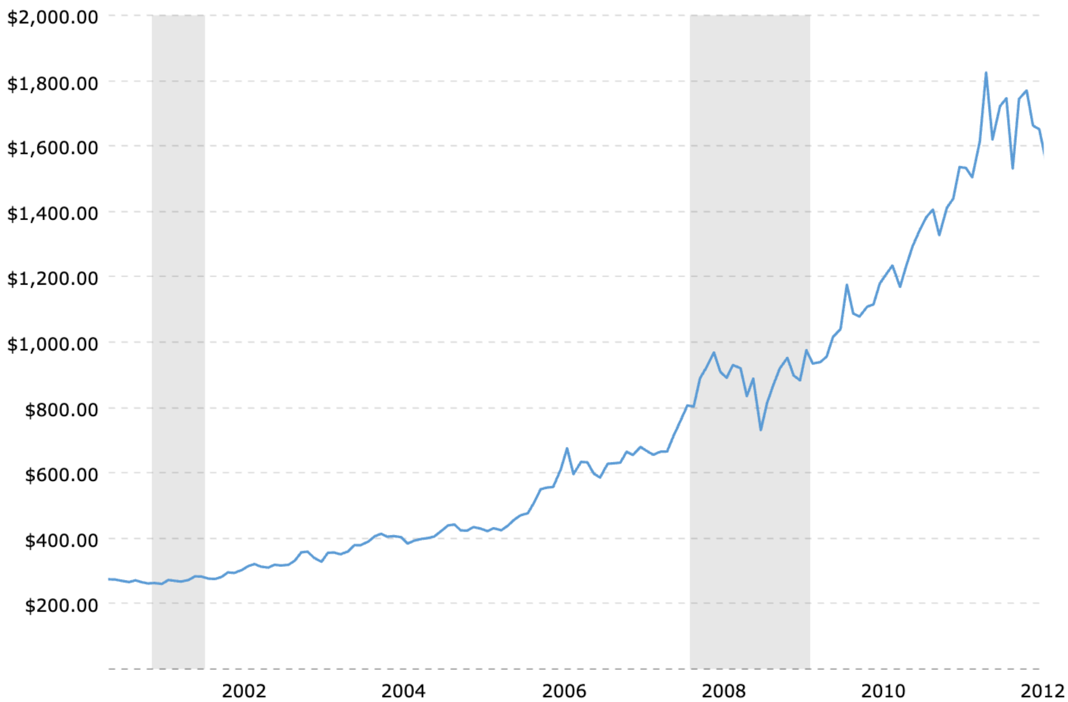
Let's start by understanding why gold has such a strong reputation as a store of value. Throughout history, gold has been valued for its durability, divisibility, and scarcity. These qualities made it the perfect form of money long before paper currencies existed.

But even after it was replaced by paper money, gold retained its status as a safe asset, particularly during times of economic uncertainty. Gold's price appreciation hasn't been a slow and steady rise; rather, it has been marked by several substantial bull markets, each driven by different factors.

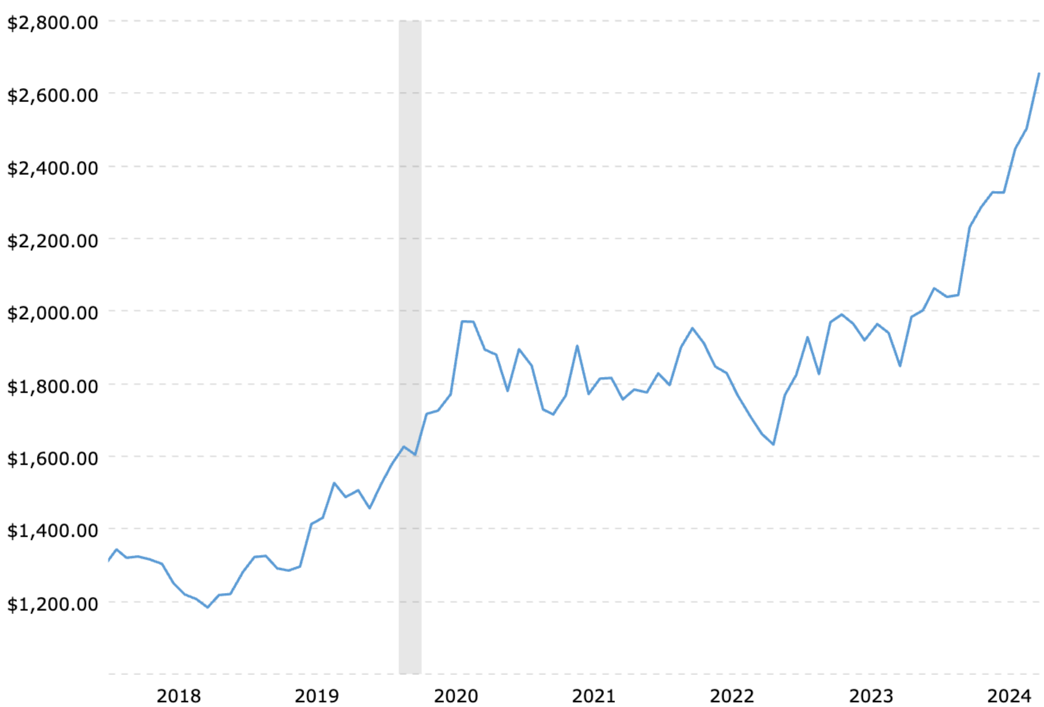
Since 1970, we've seen five major gold bull markets. The first major rally began in the 1970s when inflation soared and the U.S. dollar was no longer backed by gold. The price of gold skyrocketed from $35 to $185 per ounce. The next significant rally occurred between 1976 and 1980 when inflation and geopolitical tensions pushed gold prices to $850 per ounce—a massive 85% annualized return. The following gold charts are from [Macrotrends](). The shaded areas are recessions:



Then, from 2001 to 2011, gold experienced a decade-long bull market driven by falling real interest rates and rising demand from emerging markets like China. During this period, gold climbed from $256 to $1,900 per ounce.



The most recent gold bull market started in 2018 and was fueled by long-term negative real interest rates, a weakening U.S. dollar, and a growing U.S. budget deficit. Gold prices are making new all-time highs as I write.



Each of these bull markets shares a common theme: gold thrives when the value of paper currencies is in doubt, and investors seek safety in tangible assets.

Improved Financial Discipline in Gold Mining Companies

In the past, gold mining companies were often criticized for their lack of financial discipline. During gold bull markets, many miners would overextend themselves, taking on excessive debt and making poor capital allocation decisions. This led to disastrous results when gold prices fell, leaving many companies struggling to stay afloat.

But times have changed. Today's gold miners are leaner, more disciplined, and focused on generating cash flow for their shareholders. This improved financial discipline means that gold miners are now better positioned to weather downturns in the gold market and thrive when prices rise.

Moreover, gold miners have improved their cost structures. The cost inflation that squeezed margins in recent years is beginning to fade, and some companies could even enjoy cost deflation in the coming years. This means that as gold prices rise, the profit margins for these companies could expand significantly, leading to substantial free cash flow growth.

Five Cash-Flowing Stocks for a Rising Gold Price Environment

In today's world, where money is debt and inflation eats away at your savings, owning cash-flowing assets is the key to building and protecting your wealth.

Whether it's through real estate or gold mining stocks, the principle remains the same: you want assets that generate consistent income, especially in a rising price environment. As gold prices rise, the cash flow from certain gold stocks can increase exponentially, giving you the potential for significant returns.

Here are five top picks that embody this strategy.

Newmont Corporation (NYSE: NEM) – The Most Famous Gold Miner

Newmont, the world's largest gold mining company, is a powerhouse when it comes to generating cash flow.

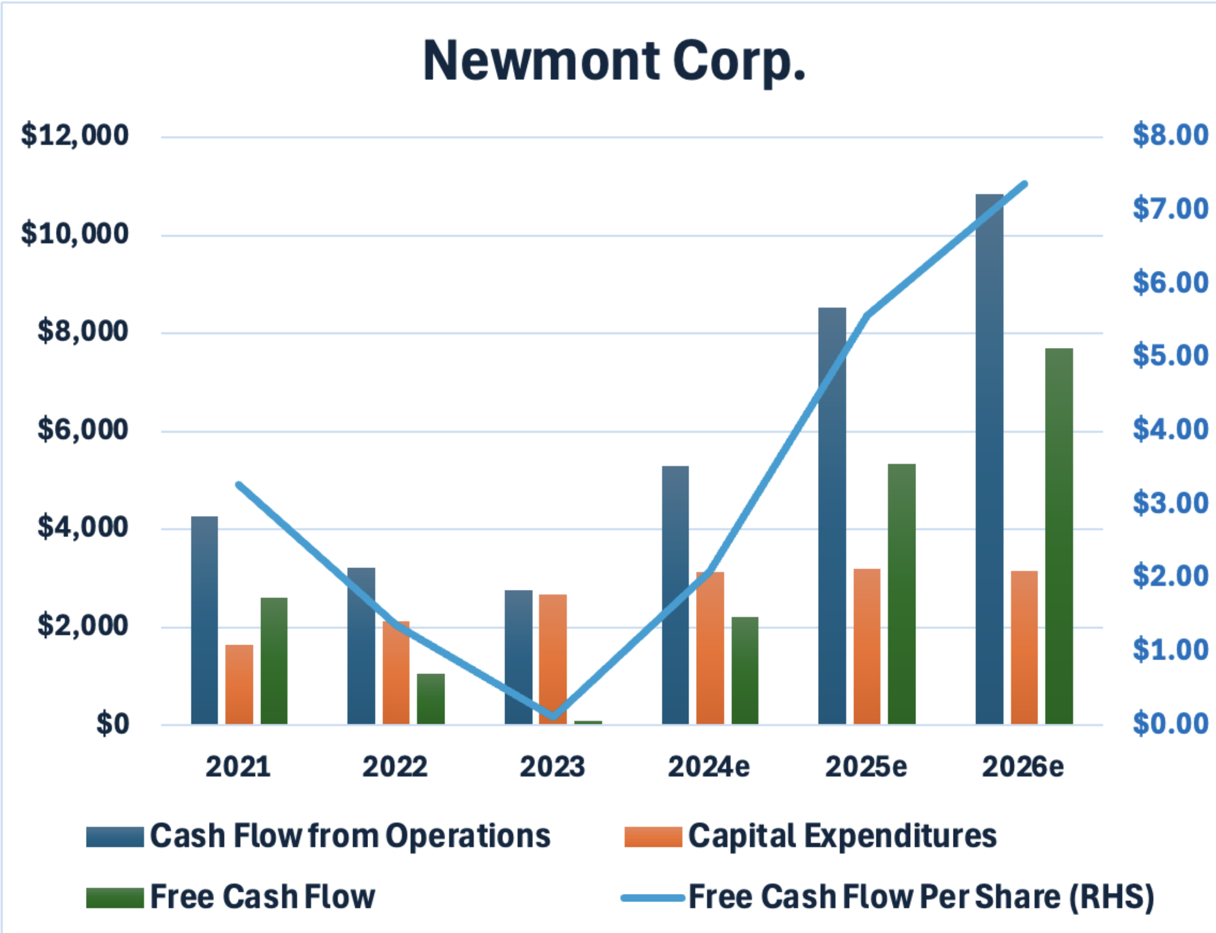
Don't be fooled by the headlines. Newmont's financial results in early 2024 might have looked ugly on the surface, with big charges and write-offs, but that's just accounting noise. The real story here is that Newmont is setting itself up for a future where its Tier 1 assets—some of the best gold mines in the world—will drive substantial cash flow in a rising gold price environment.

In 2024, Newmont expects to produce 5.6 million ounces of gold at all-in-sustaining costs of $1,300 per ounce. Assuming steadily rising gold prices, the cash flow from Newmont's mines could soar.

And here's the kicker: Newmont is selling off its older, less profitable gold mines and using the proceeds to pay down debt, raise its dividend, and buy back stock. This strategy is a play straight out of the Rich Dad playbook—focus on your best assets, reduce liabilities, and increase your cash flow.

Rich Dad always said, "You want to own assets that put money in your pocket." With Newmont, not only are you buying into a company with massive cash flow potential, but you're also participating in the long-term trend in gold prices.

I projected Newmont's cash flow assuming 20% annual increases in the average annual gold price in both 2025 and 2026, starting with the consensus Wall Street estimate for 2024. As this chart shows, the results are astounding.



Newmont's cash flow from operations would be above $10 billion in 2026. Subtract capital expenditures and divide by shares outstanding, and I get to free cash flow per share of $7.36 in 2026.

Again, this scenario assumes gold prices rise at a steady pace of 20% per year in the next two years. If gold rises by 30%, 40%, or more, then Newmont's free cash flow would be much higher. That's because its costs to produce gold are relatively fixed, so free cash flow rises at a much faster rate than revenue.

In this hypothetical scenario, a 20 multiple of free cash flow would drive Newmont shares up to $147 within two years.

That's the power of cash flow investing in a rising gold price environment.

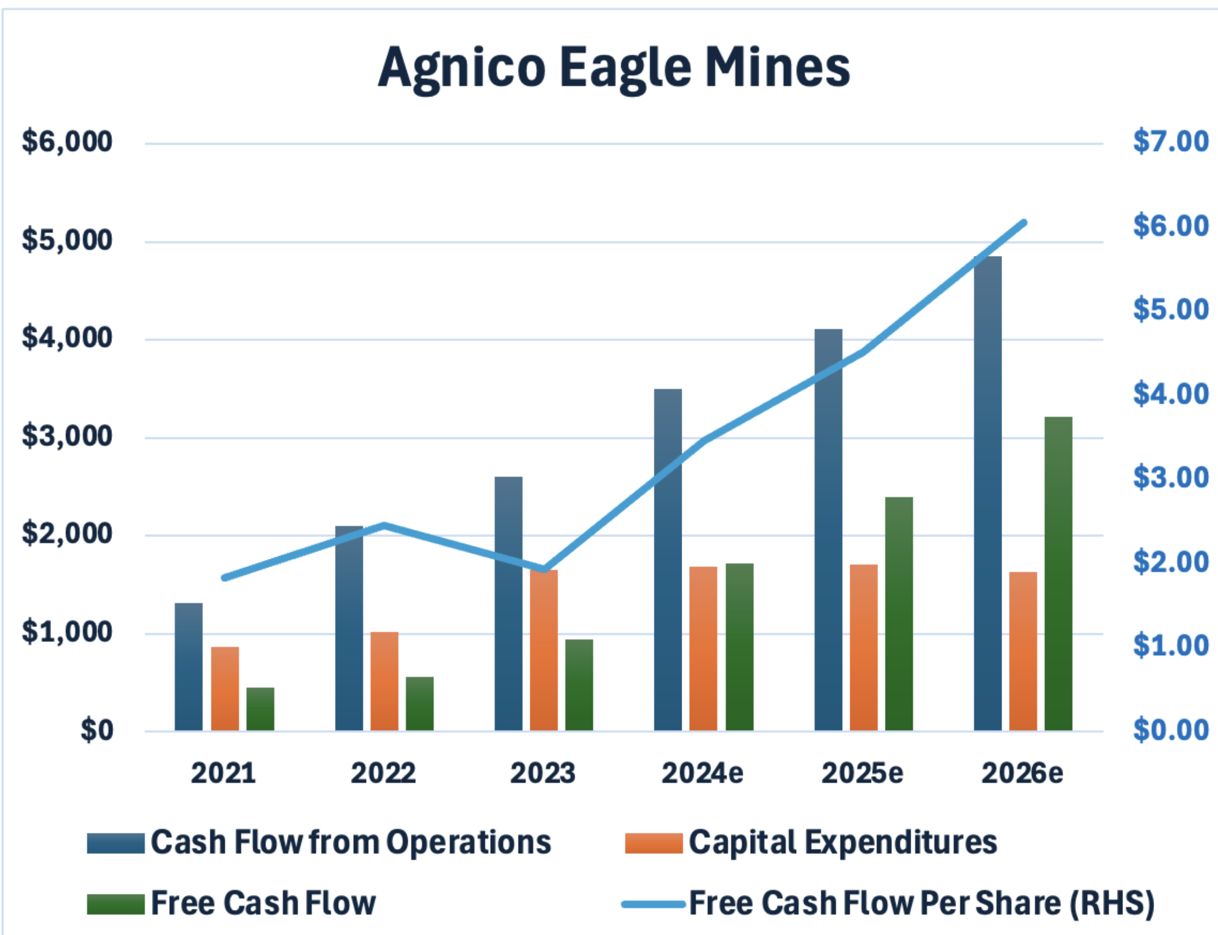
Agnico Eagle Mines (NYSE: AEM) – A High-Return Cash Flow Machine

Agnico Eagle is another gold miner that stands out for its ability to generate substantial cash flow, especially as gold prices rise. This company is a cash flow machine, with a reputation for smart capital allocation and operating expertise.

What makes Agnico particularly compelling is its menu of potential projects to pursue—the ability to reinvest its free cash flow into high-return projects or acquisitions. As gold prices climb, this optionality becomes even more powerful, giving Agnico the potential to significantly boost its cash flow.

Agnico is on track to produce over 3 million ounces of gold at low all-in-sustaining costs. With gold prices pushing higher, Agnico's free cash flow could explode.

I projected Agnico's cash flow assuming 20% annual increases in the average annual gold price in both 2025 and 2026, starting with the consensus Wall Street estimate for 2024. As this chart shows, the results are impressive.



Agnico's cash flow from operations would be nearly $5 billion in 2026. Subtract capital expenditures and divide by shares outstanding, and I get to free cash flow per share of $6.06 in 2026.

Again, this scenario assumes gold prices rise at a steady pace of 20% per year in the next two years. If gold rises by 30%, 40%, or more, then Agnico's free cash flow would be much higher. That's because its costs to produce gold are relatively fixed, so free cash flow rises at a much faster rate than revenue.

In this hypothetical scenario, a 25 multiple of free cash flow would drive Agnico shares up to $151 within two years. Its rock-solid track record over many decades means Agnico could be granted an above-average multiple near 25.

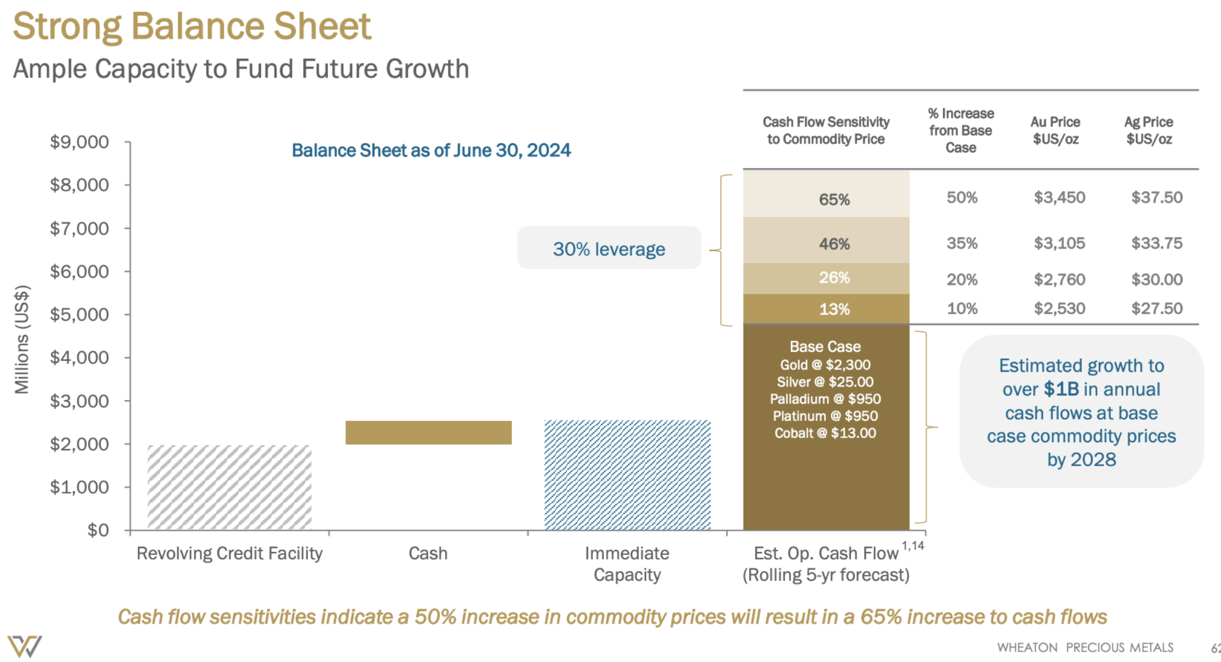
Owning Agnico Eagle is like owning an apartment building where the rent goes up every year. As gold prices rise, so does your cash flow. This is the essence of cash flow investing—owning assets that generate increasing income in an inflationary environment.

Wheaton Precious Metals (NYSE: WPM) – A Streaming Giant with Lean Operations

Wheaton Precious Metals is one of the top gold and silver streaming companies in the world, and it has a business model that Rich Dad would have loved. Streaming companies like Wheaton don't mine the metals themselves. Instead, they make upfront payments to mining companies in exchange for the right to buy gold and silver at a fixed, low cost in the future. This business model minimizes capital expenditures and maximizes cash flow, making Wheaton an ideal stock for cash-flow investors.

Wheaton's portfolio includes 44 streaming agreements across 18 operating mines and 26 development projects. As gold and silver prices rise, the value of these streams increases, leading to higher cash flow. Wheaton's management expects production to grow by 40% by 2028, and with higher gold and silver prices, the company could generate $2.4 billion in cash flow by 2025.

Wheaton's 2024 Investor Day presentation provides a detailed overview of how much its cash flow could rise over the next few years. This table is from page 62 of the slide deck (PDF link here).



The gold-colored bars show Wheaton's cash flow sensitivity to gold and silver prices. Under its base case prices of $2,300 gold and $25 silver, Wheaton's cash flow would grow by an additional $1 billion over the next 5 years from the current level near $950 million per year. However, the table also shows that if gold and silver pieces average $3,450 and $37.50 respectively, the cumulative cash flow would be 65% higher!

This is a textbook example of what Rich Dad taught about building a strong asset column. Wheaton's streams are like little cash machines that keep pumping out money, regardless of the market conditions. And as precious metals prices rise, these cash machines become even more valuable. Investing in Wheaton is like locking in future cash flow at today's prices, and then watching that cash flow grow exponentially as gold and silver prices rise.

WPM is not as risky as mining companies like Newmont or Agnico. However, it would still rise a lot as production from its portfolio grows in an up-trending gold and silver price environment.

Barrick Gold (NYSE: GOLD) – A Mining Giant with Untapped Cash Flow Potential

Barrick Gold is one of the world's largest gold miners, with a vast portfolio of mines spread across the globe. Rich Dad always said, "The rich invest in assets that will grow in value and cash flow over time."

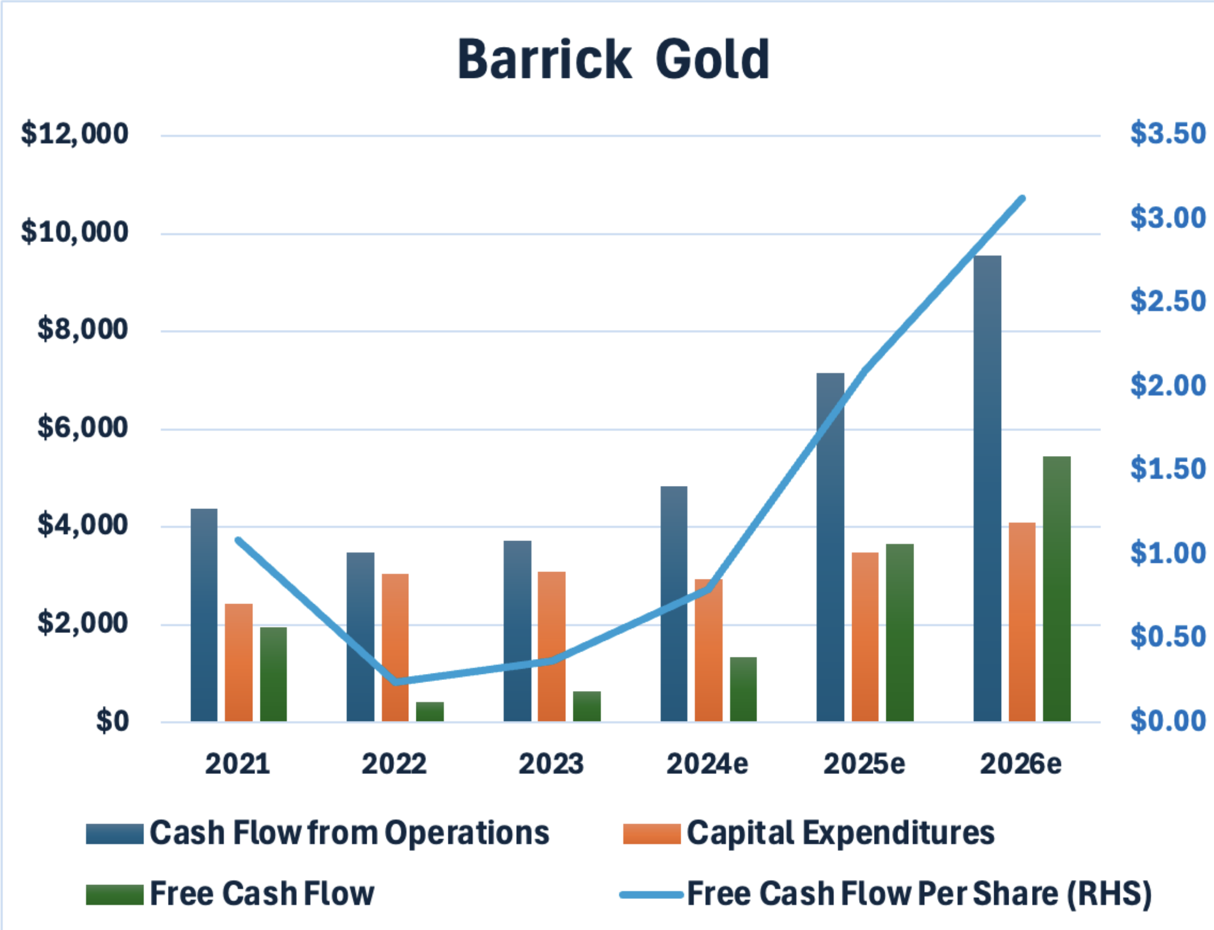
Barrick embodies this principle, not just because it's a gold mining giant, but because it has the potential to generate massive cash flow, especially in a rising gold price environment.

Barrick's portfolio includes five of the industry's top ten "Tier 1" gold assets, with significant operations in North America, Africa, and South America. These Tier 1 assets—like the Goldstrike and Cortez mines in Nevada, and the Pueblo Viejo mine in the Dominican Republic—are the gold mining equivalent of owning a premier apartment building in a top-tier location. These assets produce large quantities of gold at low costs, which means they generate substantial cash flow, especially as gold prices rise.

What sets Barrick apart is its focus on shareholder value, a rare trait in the mining industry. Over the past decade, Barrick has slashed its debt and replaced its gold reserves through acquisitions and exploration. This means that Barrick isn't just a giant coasting on past successes—it's actively building a future where its cash flow can grow exponentially.

In 2024, Barrick sold off after disclosing operational mishaps at its flagship Pueblo Viejo mine. These temporary issues pushed up costs and spooked the market, causing the stock to drop. But these problems are resolved. As gold prices trend higher, Barrick's cash flow will surge, driving the stock price higher.

I projected Barrick's cash flow assuming 20% annual increases in the average annual gold price in both 2025 and 2026, starting with the consensus Wall Street estimate for 2024. As this chart shows, the results are awesome.



Barrick's cash flow from operations would approach $10 billion in 2026. Subtract capital expenditures and divide by shares outstanding, and I get to free cash flow per share of $3.12 in 2026.

Again, this scenario assumes gold prices rise at a steady pace of 20% per year in the next two years. If gold rises by 30%, 40%, or more, then Barrick's free cash flow would be much higher. That's because its costs to produce gold are relatively fixed, so free cash flow rises at a much faster rate than revenue.

In this hypothetical scenario, a 20 multiple of free cash flow would drive Barrick shares up to $62 within two years.

Like the other big gold miners, Barrick shows the power of cash flow investing in a rising gold price environment.

Franco-Nevada Corporation (NYSE: FNV) – The Ultimate Cash Flow Machine

Franco-Nevada isn't your typical gold mining company. It's the largest precious metals royalty and streaming company in the world, and it operates with a business model that Rich Dad would have loved.

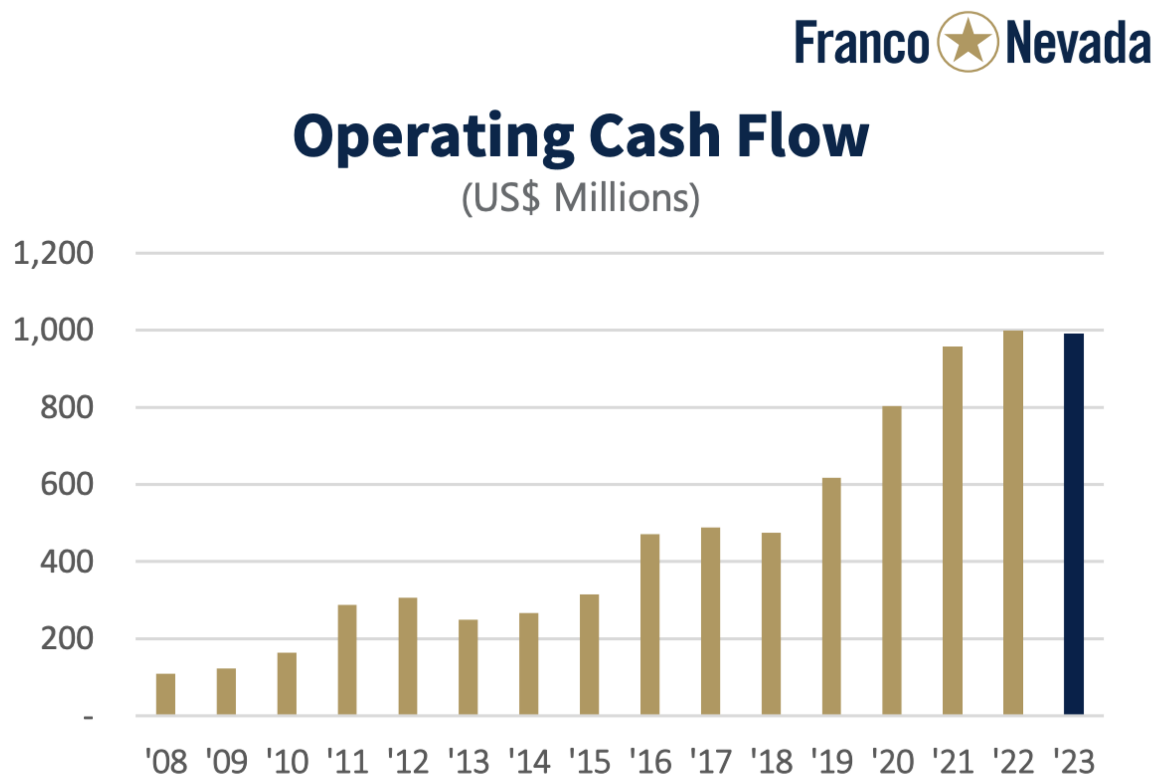
Unlike traditional miners, Franco-Nevada doesn't dig for gold or silver. Instead, it makes smart investments in mining projects, securing the right to buy gold, silver, and other precious metals at a low, fixed cost. This business model minimizes risk and maximizes cash flow—a perfect combination for cash-flow investors.

Franco-Nevada's portfolio is unmatched, with 432 assets, including 116 that are already producing cash flow. What's remarkable about Franco is its ability to generate consistent and growing cash flow without the capital spending burden that's carried by traditional mining companies. In fact, Franco has plenty of excess cash, which it uses to pay dividends and expand its portfolio of royalty and streaming agreements.

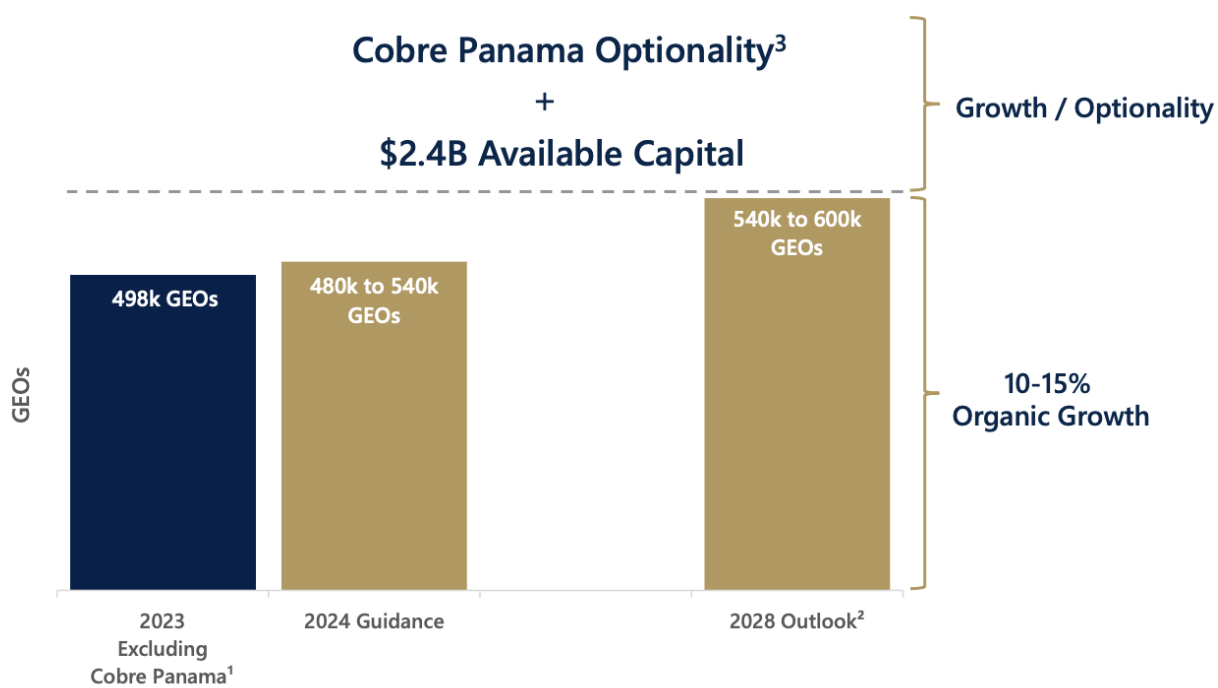
Over the past decade, Franco's revenue has tripled, driven by rising production at the mines it holds stakes in and the smart reinvestment of its earnings. With gold and silver prices on the rise, Franco's cash flow is set to grow even faster. Management projects a 10-15% increase in gold equivalent production by 2028, and with higher commodity prices, Franco's free cash flow could explode.

But the real beauty of Franco-Nevada lies in its ability to benefit from rising commodity prices without the risks associated with mining operations. When gold prices rise, Franco's cash flow surges, making it a superior vehicle for gaining exposure to gold. By 2026, if gold prices climb and Franco's production increases as expected, the stock could double or more.

Franco's September 2024 investor presentation, available at this link, makes an impressive case for its cash flow to rise in a rising gold price environment. First, consider how much it rose over the past 15 years during a more tepid gold price.



Next, imagine how much more cash flow could rise through 2028 as new projects come online and gold prices rise.



Franco’s largest asset, the Cobre Panama mine, was temporarily shut down by environmental activists. However, Panama recently elected a new president who is much more practical. Once irrational fears of Cobre Panama’s environmental impact are quelled, a restart of Franco’s gold stream from this giant copper-gold mine would jolt Franco’s stock price.

Investing in Franco-Nevada is like owning a cash flow machine that never stops working. As gold prices rise, so does your income, making Franco a must-have for any investor focused on building wealth through cash flow.

To Repeat: Build Wealth with Cash-Flowing Gold Stocks

Rich Dad always said, “The rich don’t work for money; they make money work for them.” In today’s world, where inflation erodes the value of your savings and the monetary system is based on debt, owning cash-flowing assets is more important than ever.

Whether it’s Barrick Gold, Franco-Nevada, or the other gold stocks we’ve discussed, the principle remains the same: invest in assets that generate growing cash flow.

At the risk of repeating myself (because I think *repetition* is one key to learning!), by investing in these stocks, you’re not just buying shares—you’re buying future cash flow.

As gold prices rise, that cash flow could increase exponentially, giving you the financial security and freedom that comes from having money work for you.

This is how you build real wealth in a world where cash flow is king.

I hope you’ve enjoyed my Cash Flow Quickstart Guide.

To your success and freedom,

Robert Kiyosaki

#1 Personal Finance Author of All Time
Author of *Rich Dad Poor Dad*