

- Speaker 2: This is The Rich Dad radio show, the good news and bad news about money. Here's Robert Kiyosaki.
- Robert Kiyosaki: Hello [inaudible 00:01:13] Robert Kiyosaki, the Rich Dad radio show, the good news and bad news about money. We're broadcasting from beautiful downtown Old Town Scottsdale, Arizona, where it's either heaven or hell. Right now let's transition from hell to heaven. It's nice to be here.
- Today, we have one of my favorite persons in the whole wide world. In my opinion he is the rock star amongst the investing world. He's going to be talking today about the next big thing. As we know, the stock market is at all time highs, real estate market is crazy. I don't know what people are doing those days, but this next guest is going to be talking to you about the next best thing, big thing, which I agree with. I'm very happy to welcome to the program the legendary Jim Rogers. Welcome to the program Jim.
- Jim Rogers: Robert, I'm delighted be here. I should hang up after all of that.
- Robert Kiyosaki: I just let the audience, is that, just to refresh Jim's memory, back in the early nineties I traveled to Washington DC to just spend, to meet you and also James Dale Davidson and Lord Rees-Mogg on The Sovereign Individual when they released that book. Those are life changing events in my life, because I was just a new guy coming up. So I want to thank you for your contribution, not only to myself but to the world. Anyway, welcome to the program.
- Jim Rogers: I'm delighted to be here. I remember the nineties. I remember you the nineties well. I watched your [inaudible 00:02:51] success ever since. So, terrific, I wish I could take credit for it. [crosstalk 00:02:57]
- Robert Kiyosaki: You inspire people. You inspire people, that's the most powerful thing.
- Jim Rogers: Let's move ahead, you're embarrassing me now.
- Robert Kiyosaki: Hey, one of the best books I ever read was your book, besides Hot Commodities and all this, was Investment Biker. When I read, I said, "My God, what a grand adventure you went on." Would you mind taking a few minutes to explain Investment Biker and why it was such an adventure that very few people will ever go on? Would you mind telling-
- Jim Rogers: Well Robert, I have been riding motor scooters and motorcycles most of life. I found it exhilarating to ride a motorcycle, but also I grew up in the backwoods of Alabama in a very small village. I was burning up inside to see the world and to have adventure.
- I retired early from investing, mainly so that I could see the world and so that I could have adventure. It took me 10 ... I wanted to ride around the world on a motorcycle. People thought I was nuts and I probably was, but I also Robert

wanted to make sure I did it right. I had to go across Soviet Union, I had to go across China, because otherwise to me wouldn't be really going around the world.

So it took me 10 years to get full permission from Russia and China, but eventually I did. So I, and my then girlfriend, set out on two BMWs, and we spent two years on the road. My gosh, what a glorious, glorious time. I shouldn't be alive, probably. We were held hostage, we were held prisoner for nine days once in Africa. We had all sorts of adventures, but boy was it glorious. I'm glad I survived.

Robert Kiyosaki: Yeah, and you went all the way through Africa, South America, across Asia. I mean, my God.

Jim Rogers: We did it right. As I said, I didn't want some guy to say to me one day, "You didn't really go around the world. You just acted like you went." No, no, no. We crossed Europe and Asia twice. We went from Ireland to Japan, and then through China, and then back from Japan to Ireland through the Soviet Union. It was the Soviet Union those days. Then right down through all of Africa. The whole works. South America, from the bottom of South America to Alaska. You should do it Robert.

Robert Kiyosaki: Yeah, well I tell you what, you've really ruined my life because I said, "God, I'd like to have done that one." But anyway, for those who haven't read the book, please read it because it's more than just a motorcycle adventure. It's really how Jim looks at the world, the world economy. I still remember that one thing you talk about, you check it at the bank for the exchange rate, and then you go into the black market and you would find the real rate. Is that correct?

Jim Rogers: Absolutely, that's one of the first lesson, the most important lessons one needs to learn. Go to the bank first and make sure you get money so you can tell if your black market's got counterfeit, because sometimes they deal in counterfeits currency on the black market. So you get something so you know it's real, then you go and you buy in the black market.

I will tell you Robert, you don't have to find the black market, it will nearly always find you. They will say, "Oh, Americans are in town. Find them, find them, find them. Let's change some money."

Robert Kiyosaki: Thank you anyway. Everybody please read that book. It's an adventure book, but it's also an insight into the world of investment, but also seeing through the world of Jim Rogers. He is legendary.

A thing I say to many of my listeners is that you need to listen to rich people not sales people. The reason I say that is many people take their investment advice from their financial planner or their stock broker, their real estate agent or their insurance agent. Very few people get the view of the world from a rich person

like Jim Rogers. We've been talking about, what's the next big thing. So, what is the next big thing as far as you're concerned?

Jim Rogers:

I'll give you two or three. One is Asia. Asia is already ... it's now becoming well known that Asia is the future. China is already the second richest country in the world and will be the richest eventually, not per capita yet but it is booming. Which means in many other places, Korea, Vietnam, many other places in Asia are booming.

Another is agriculture now has a great, great, great future after 30 years of decline. I guess the other big thing that's coming up is sometime in the next couple years we're going to have the worst financial markets in our lifetime. I say that because in 2008 we had a big problem Robert, as you know, because of too much debt. Well now, the debt is much, much, much higher. So when we have the next one ...

By the way, I should quickly say that the head of the federal reserve in America, Janet Yellen, says we will not going to have anymore financial crisis. [inaudible 00:07:56] world under control and we'll never have a financial problem again. I don't agree with Mrs Yellen. I'm telling you that we will have another financial crisis. We've had them since the beginning of time, we will always have them. The next one's going to be very bad because of all the debt that [inaudible 00:08:13]

Robert Kiyosaki:

Any other comments on the debt and why it's going to lead to the ... I mean, I agree with you, but I'd rather hear it from your words, what you see that people may not see.

Jim Rogers:

I can give many examples. The federal reserve, the central bank in America, in 2008 had a balance sheet with \$800 billion dollars, mainly government bonds. Now it's nearly five trillion, so the federal reserve's balance sheet alone has expanded by nearly 600% in just nine years. That's unheard of. That's staggering.

Most, a lot of that, is garbage. They alone have brought up a lot of junk bonds or a lot of bonds. Somebody's going to have to deal with that some day. You know Robert who the somebody is? It's you and me and the listeners of this program I'm afraid.

Robert Kiyosaki:

The tax payers.

Jim Rogers:

They're not going to take the blame, but that's the American government's debt has gone up many times under Obama, and now under Trump. The debt is going up hundreds of billions of dollars every year. That's billions with a B. It's staggering, and that's just America.

Japan is going as fast as they can, running up their debt. You look at place like England, France, I mean it's staggering what's happening out there in the world. Even China, I'm bullish on China but China now has debt. 15 years ago there was very little debt in China, but now even China has a lot of debt. So you're going to see bankruptcies in China too. It's going to shock a lot of people, including me, and I know they're coming.

Robert Kiyosaki: You know, for the lay person, they hear you talk about debt all that stuff, but with your background, you could take it one level deeper, what does that mean to you all this debt?

Jim Rogers: To me personally, it means when the next crisis comes I know it's going to be bad and I hope I survive it, because it's going to be a mess. I know that there are lots of junk bonds now in the world. I would urge people not to invest in junk bonds, unless they know a lot about them. I also would urge people to be careful of investing in any bonds, because when interest rates are going high, and Robert as you know interest rates have never been this low in the history of the world.

In some places interest rates are even negative. That has never, ever happened in the history of the world. It's an experiment by the central bank. They'd buy [inaudible 00:10:39] by Washington DC. So when the interest rates start going high, it's going to destroy a lot of people. A lot of people have a lot of debt based on zero interest rates. The state of Illinois pension fund, I don't know what's going to happen. They don't have any money to pay the pensions, many states don't.

So you're going to see some dramatic problems for lots of us, anybody relying on a pension in the, well not just the US, in many countries must be concerned because many of the pension funds cannot, will not be able to meet their obligation. Be sure that you're not too in debt yourself. I would urge your listeners, unless they really know what they're doing, not to have a lot of debt, because a lot of people around them are going to be suffering and going bankrupt.

Robert Kiyosaki: So once again, it's Robert Kiyosaki, the Rich Dad radio show. Our guest today is infamous. I mean, this guy is in my world a rock star of investors. The best thing about the Rich Dad program is I get to talk to people like Jim Rogers, part of Quantum Fund at the start with George Soros and all that. I also think it's interesting that he lives in Singapore, not the US. I believe you're teaching your daughter to speak Chinese, not Hawaiian.

Jim Rogers: Well Robert, yes. I said before, China's going to be the most important country in the 21st century, or certainly one of the most important countries in the 21st century. So I wanted my children to grow up speaking perfect Mandarin and knowing Asia. I'm trying to prepare them for the 21st century. I don't speak Mandarin, I'm hopeless. I can barely speak English, much less Mandarin but I'm

preparing these girls so we move here. Fortunately we're Americans and we can live anywhere we want. Not North Korea and South Cuba or something.

Robert Kiyosaki:

So once again, it's Robert Kiyosaki, the Rich Dad radio show. When we come back we'll be speaking again to Jim Rogers. The question today is with the stock market at all time high, the real estate market in a bubble, all of it's caused by excessively low interest rates. It's now about to burst, and what Jim and myself and many people all around the world are worried about. I'm glad he mentioned pension funds, because CalPERS, which is the largest public service pension plan in the US, they were sued.

They just revealed they're a trillion dollars under water. They cannot meet their liabilities. So all of these people that had job security with the government and all that, they might be in serious trouble. That's why I think I'm glad you're listening to the Rich Dad radio show. As I said you're listening to a rich man, not a salesman. More than a rich man, a very smart rich man. When we come back we'll talking again to Jim Rogers and what he sees to be the big investments of the future. We'll be right back.

Speaker 2:

You're listening to the Rich Dad radio show, with Robert Kiyosaki.

Speaker 5:

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Speaker 2:

Your financial education continues. Now back to Robert Kiyosaki and the Rich Dad radio show.

Robert Kiyosaki:

Welcome back. Robert Kiyosaki, the Rich Dad radio show, the good news and bad news about money. Today we're talking to a really, really rich man versus a salesman. I love Jim Rogers, simply because he's got nothing really to sell you, so he's not afraid of losing his job. Every time I see him on either CNBC or wherever he's speaking, he just says what he really thinks about. He doesn't have to be politically correct. He's not afraid of losing his job or insulting anybody.

So he's a perfect gentleman that way, but today honored to have him on the show because we're taking financial advice from a rich man. Once again, you can listen to the Rich Dad radio show anytime, anywhere. You're on schedule through iTunes or Android. All of our programs are archived at [richdadradio.com](http://richdadradio.com). We archive them because repetition is how we learn best. If you listen this program one more time you'll pick up even more. You'll be smarter, but more importantly you can share this program with friends, family members and business associates, and even your children because as Jim said, being a rich man, he can move his family to Singapore, a great island nation, so his daughter will speak perfect Mandarin to prepare her for the future.

So that's one of the things about being a rich man, you can chose to live anywhere in the world because you can afford to live anywhere in the world. So Jim, when we were on the break I asked you about Brexit. I understand you did a lot of business with the Pound Sterling, so what do you know about Brexit? You know, the English leaving the European Union.

Jim Rogers:

Yeah, I went to university, it's my second degree within the UK, so I have a bit of knowledge about all of this. The Brits are going to leave. Whether it's right or wrong, who cares? They're going to do it, it's a fact. We have to deal with facts not with anything else. When they leave, they're going to have trading problems with many of the people in Europe.

The main thing that the British have to sell to the world is oil, the North Sea oil, which they have a lot of. But unfortunately for them it's owned by Scotland and now Scotland may leave the UK. If they do, they're going to take their oil with them. The other thing that the Brits have is, other than education and the English language, is the city of London, the English Wall Street. Which essentially is the financial center of much of the world, certainly Europe. When that leaves Europe, Europeans have already made it very, very clear that they don't want London to be the financial center of Europe because they've left. So new financial centers, whether it's Paris or Amsterdam or Berlin or Frankfurt, or who knows what, are going to develop.

That's going to mean less and less income for the Brits. So I'm very, very pessimistic about the future of the UK, which I love. I went to university, I actually got married, did all kinds of things there. Because they've got huge debts, don't have much to sell to the world, other than the things I mentioned. But if the Scots take the oil, they're going to leave a debt and the city of London is going to move to the mainland, to Europe. I'm worried about the UK. I don't like saying it because I have many fond memories.

Robert Kiyosaki:

I am too. Another thing I'm concerned about, here you have the US and you have these two island nations. You have England, or the UK, and the other side is Japan. When I was a kid the Japanese, I'm fourth generation Japanese-American, Japanese had the highest savings rate per capita in the world. Now,

they're printing and they're operating on negative interest rate. What is your view on Japan from sitting in Singapore?

Jim Rogers:

I'm glad you asked. One thing I should quickly tell you, I own Japanese shares and I'm buying Japanese shares. The market's going to open in a few minutes and I'm going to buy some more. But I am terribly pessimistic about the future of Japan. Japan has a declining population, not just low birth rate, they have a population that's actually in decline now. They have staggering internal debt.

They refuse to have immigration and they refuse to cut their spending. So if I were a 10 year old Japanese, I would do what you're forebearers did, leave. Because it's going to be a mess in 30 or 40 years. The debt goes higher and higher, the population goes down, and they don't let in foreigners. That's their business. If that's what they want, that's fine. It's none of my business how they run their country. But that doesn't mean I want to be there in 10 years.

But having said that Robert, I own the shares, I buy more shares today. The Japanese stock market today is down 50% from its all time high in 1990. You were still a little boy in 1990. In 1990 the Japanese stock market was 40,000, today it's about 20,000. It's been doing nothing for 27 years and that's in the process of changing if you ask me. So I'm buying more.

Robert Kiyosaki:

Why would you buy Japanese shares if you're pessimistic on the future?

Jim Rogers:

Well, the future's, in the long run we're all dead. I hope there's a long time between now and the long run. The Japanese central bank is even looser and printing money than we are. The Japanese government is spending even more money than Mr Trump said he's going to spend.

No, I mean everything ... This is not good for the future of Japan Robert, but it's certainly good for investor, for people who buy and sell stocks and things like that in Japan. Because there's all this money sloshing around, the government is bowed to get stocks up. They're giving incentives for people to invest in the stock market. All of these things are wonderful for people like me. Are they good for Japan? No. That said, if I were 10 years old in Japan I would move.

Robert Kiyosaki:

So that brings us to the US. In the US the dollars has hit all time highs, what's your view on that?

Jim Rogers:

I own US dollars. I own a lot of US dollars, not because ... the reason I own it Robert is because maybe people in times of turmoil look for a safe heaven. They think the US dollar is a safe heaven, and it has been to start. It's not a safe heaven Robert. America's the largest debtor nation in the world. The debts are sky rocketing every month no matter what they say in Washington.

So eventually, that's all going to come apart. But in the meantime, I own the dollar it's going to go higher and higher as people look for safety. Eventually, US

dollar will get overpriced. Eventually it might even turn into a bubble, depending on how bad the rest of the world gets. I hope at that point I'm smart enough to listen to your program and sell my dollars [inaudible 00:21:37]

Robert Kiyosaki: My question is not so much the dollar but the Dow Jones industrial average. It's 23,000 or something.

Jim Rogers: Yeah, it's making all time highs. We may be sitting here, it's been a long time since we had a big bubble in the stock market in America, we might be sitting here watching [inaudible 00:21:54] One reason I'm investing in other places is because if the US really does continue to turn into a bubble, it's at all time highs. Japan, which is the third largest economy in the world, is 50% below its all time high.

My view is, you're going to see catch up in other markets as they catch up to what's going on in the US. China's 40% below its all time high. So I'm trying to find the places that are somewhat [inaudible 00:22:24], where there's a lot things going on in the markets, and [inaudible 00:22:28] theory that they will play catch up with what's happening in the US.

Robert Kiyosaki: You've also said several times that you expect the biggest crash ever coming, possible collapse and all this. But you said something else very interesting, you talked about millennials, and why they're good in a bull market, but you don't want to stand to close to millennial in a bear market. What do you mean by that?

Jim Rogers: Well, you know, I was 26 once, believe it or not. You were 26 once. Many of the 26 year olds that I knew then and know now, know no fear. They get wrapped in the excitement of a rousing bargain, and they're making a lot of money. They [inaudible 00:23:15] because they're making money.

Sometimes people confuse a bull market with brains. They think because they're making money they're smart, but it's really just a bull market. The young people, for better or for worse, in a bull market that's who you want investing with you, because they just say, "Buy, buy, buy." The more absurd the story sounds, the more they buy and the more money they make.

But unfortunately Robert, since they don't know why they're making money, they lose a lot of money when things turn the other way. But you want a millennial, you want a 26 year old when things are going up and it's a bull market, especially a bubble. But when that bubble bursts you want somebody with gray hair who's seen it all. And even some of the guys with the gray hair lose it all.

Robert Kiyosaki: Right. One of my teachers says, "There's nothing worse than a bear market because it seems to go on forever and ever and ever."

- Jim Rogers: Every day.
- Robert Kiyosaki: Every-
- Jim Rogers: Every day you wake up and it just gets worse.
- Robert Kiyosaki: So, when you come back we're going to be talking about what you see, the big thing. One is agriculture, one is fintech, and I want your read on gold, since a lot of my people ... my listeners are like me, I've been a gold buck since 72 and I just buy and hold, I don't ever care of the price, I'm going by ounces. Anyway, our guest today is infamous Jim Rogers. He's one of the most respect people I know of. Every time I talk to him I learn more.
- Like I said, I went to see him with my wife Kim in Washington DC. We're there to meet Jim Dale Davidson and Lord Rees-Mogg. They wrote the book Sovereign Individual, another great book from a historical standpoint. I love Jim's book, Investment Biker, simply because he's lived a life that only a rich man could have lived. Before we go to break, any comments for young people for listeners right now, as how you things going?
- Jim Rogers: Well, first I want to say hello to Kim. I'm sorry she's not here today.
- Robert Kiyosaki: Yeah, she misses you terribly.
- Jim Rogers: Well, one thing I've learned is you can find a good partner it's going to help you, because there's nothing worse than a divorce or two or three, and searching and finding a good partner. A good partner that's going to be supportive is going to help you in your life.
- Robert Kiyosaki: Kim's [inaudible 00:25:36] I don't know why she put up with me, but 31 years next month. I'm very lucky.
- Jim Rogers: Poor woman, poor woman.
- Robert Kiyosaki: I know, that's what I say. When we come back, Jim is going to be talking about fintech, whatever that is. Also he's going to comment on Bitcoin and gold, and whatever else if he feels like talking about. One of my favorite new subjects is agriculture. I've just started investing in avocados because I kind of like avocados and they're getting more expensive every day. When we come back we'll be talking to Jim about the next big things that you can watch and that will do well in the future. We'll be right back.
- Speaker 2: You're listening to the Rich Dad radio show, with Robert Kiyosaki.
- Speaker 1: This is the Rich Dad radio show, the good news and bad news about money. Here's Robert Kiyosaki.

Robert Kiyosaki: Welcome back. Robert Kiyosaki, the Rich Dad radio show. One of the problems I see with people is they take financial advice from poor people or from sales people. Not that they're bad people, but they're not rich people.

Anyway, you can listen to the Rich Dad radio program anytime anywhere on iTunes and Android. You can listen to this program anytime on Rich Dad Radio. We archive all of our programs so you can listen to it again, because repetition is how we learn. If you listen to this program a second time, you'll be twice as smart. And most importantly, share with your friends, family and business associate, and discuss it, because what we're talking about is the bubble the world is in right now. Jim and many other people, like myself, are predicting a big crash coming.

The question is, where do you go next before it crashes? In the last segment we have with Jim, Jim Rogers, we're going to be into what he's looking at. But let's talk with a question that I'm always asked Jim, what about Bitcoin? My response to them is, if you're going to invest in Bitcoin study it. But don't listen to me because I'm not an investor in it. What are your comments on Bitcoin?

Jim Rogers: I would say the same thing. Robert, I've never bought or sold any cryptocurrency. I wish I had obviously. I'd be the richest man you know if [inaudible 00:30:57] that smart. Unfortunately I wasn't that smart. I don't know how it's going to work out. I do know that the internet is changing everything we know, including money and health and post offices and banking.

So yes, it's going to have an effect. [inaudible 00:31:12] Bitcoin [inaudible 00:31:13] or not, I don't know. You heard of IBM, but IBM did not invent the computer. So whether Bitcoin is going to survive, I haven't a clue. There were 100, 200 or 300 car companies a 100 years ago, now there are only 25 car companies. Some survive, many disappear. If you can explain it to me, what I should do, I'll listen. It doesn't mean I'll do it but I certainly do not know enough about it to buy or sell myself, not now.

Robert Kiyosaki: I was just in China last week. I don't know your opinion about it but I think they're in the passing lane on us right now. Would you agree with that?

Jim Rogers: They certainly are in many things. If you go to China, I mean, people don't have money anymore, they pay for a cup of coffee with their telephones. It's astonishing how rapidly the Chinese have develop internet-wise, electronic-wise, computer-wise, call it what you will. Every time I go there I'm just amazed, some really amazing companies there.

Robert Kiyosaki: Yeah. I was out there, they said they don't want cash. They want to use their cellphones. That's some form of Bitcoin or something like that, but they're already down the road, and we're just kind of finding out about it. Would you agree with that?

- Jim Rogers: Agree with? It's a fact. There's nothing to agree with, it's an absolute certifiable fact. The Chinese are far ahead of us in many things on the internet and electronic technology. I don't like saying it, but I have to deal with the facts.
- You know Robert, they produce 10 times as many engineers every year as we do. Maybe they're bad engineers, but out of that many some of them are really smart and really good. We already starting to see the effects.
- Robert Kiyosaki: Right. So this leads to the next question. You're very bullish on fintech. Now, is fintech part of ... is that Bitcoin? Or how would you define fintech and the bank and [crosstalk 00:33:10]
- Jim Rogers: My children will never go to a post office or a bank in their lifetime. They rarely go to a doctor. Because everything is now the computer. Fintech, whatever it is, and you could define it 17 different ways [inaudible 00:33:25] thing. It's all going to be on the computer. Already, people who are managing money with robots, with computers. I'm not. I'm not smart enough. But it is changing, it will continue to change everything we know.
- So whatever you want to define fintech, whether that's bank on the computer, money manage on the computer, stock broker on the computer, it's all going to be on the computer, whatever that means. All those banks you see on the corner, they're not going to be around in 20 years.
- Robert Kiyosaki: Right. I was just in London a month ago, and my friends are Indian from India. They're very bright and they're bankers, English bankers. They say it's not Bitcoin but blockchain that's going to change banking. Do you know anything about that?
- Jim Rogers: Yes, it's part of what I was just saying, that everything is going to be on the computer, on the internet. Bitcoin, they disappear, but the fact that we are going to settle and pay on the computer with blockchain or whatever the word is going to be, that's going to evolve. That is absolutely correct.
- I don't know which one or how it's going to evolve, just like I did not know that IBM would wind up being the dominant computer company. Most people never heard of the company which invented the computer, it doesn't matter. Somebody evolves and that's what's going to happen with blockchain and all of our financial dealings on the computer in the future.
- Robert Kiyosaki: Okay. What is this ITF Bank, Into The Future Bank corporation in Hong Kong and Singapore? You're now investing in that, why?
- Jim Rogers: I have a very small ... It is a fintech company. They're smart guys. You can ask me in 30 years if I did the right thing. It's a startup with a bunch of smart, smart boys, young men I should say because they are young men. They've got good ideas, good brains, good capabilities. Who knows? I don't.

I invested a small amount. As I say, maybe my children are going to be rich, or maybe my children will say, "How could you have been so foolish?"

Robert Kiyosaki: You're not a buyer or seller of gold, but for people like myself, who are not fintech people or Bitcoin people, to me gold has been money for at least 4,000 years. The Chinese invented it, paper money I mean. I just buy gold because I don't trust paper. So what are your views on gold? I know you think it has to go down more, but what are your views on gold?

Jim Rogers: I own gold. I own silver. Never sold any, been buying it since, I think 1971 I bought my first gold. You said 72.

Robert Kiyosaki: Yeah.

Jim Rogers: Never sold any. If it goes down, which I expect, I hope I'm smart enough to buy a lot more, because before this is over Robert, gold is going to turn into a huge frenzy of its own because we're going to have turmoil. When people lose confidence in governments and lose confidence in paper money, they've always gone to gold and silver. Whether they should or not is a different question. That's what they've always done and they will do that again.

Robert Kiyosaki: How do you see gold position to Bitcoin or cyber money? Is it any comparison?

Jim Rogers: There could be. The advocates tell you there is and that Bitcoin will replace gold because people can use it anonymously. You can use gold anonymously but not quite as anonymously. They say that Bitcoin, you can transfer thousands of miles away over the computer, which you cannot do with gold, et cetera. So they say that Bitcoin and cryptocurrencies will eventually replace gold and silver. Maybe Robert, but not in your lifetime and not in my lifetime.

Robert Kiyosaki: That's what I would think. It's Robert Kiyosaki, the Rich Dad radio show. We're very fortunate today to have the infamous Jim Rogers, probably the person I look forward to speaking the most, just because of his unorthodox view of the world. As I said, he sits in Singapore, one of the ... It's amazing, and for those who haven't been to Singapore, go see it because it is ... You're looking at the future. Jim's also investing in a company called ITF, which is Into The Future, the world's first fintech bank. So he's looking into the future, and also he's very close to China. He's even training, or teaching his daughter to speak perfect Mandarin, preparing for the future.

I think that's why, that's how I suggest all of our listeners prepare for the future, because yesterday's gone. It really is gone. The hegemony of the US dollar is obsolete idea. With gold, I think the Chinese and the Russians are cutting a deal where the Yuan is going to be backed by ... they're going to buy Russian oil in Yuan, but the Yuan will be backed by gold. If that happens, the dollar is .... be suspicious. Have you heard anything about that, the Yuan being backed by gold and all that stuff?

Jim Rogers:

No, no. Of course I have. Yeah, the Chinese, and not the Chinese, Russians, Iranians, lots of people are trying to move away from the US dollar, for many reasons, many legitimate reasons. So yes, the Chinese are doing their best to open many markets in gold and in their own currency, backed by gold.

Right now, a lot of people would say, "I don't want to buy oil and cotton in Renminbi," which is the Chinese currency. But then the Chinese say, "Okay, we'll back it by gold. So if you use our currency to trade oil, you're really backed by gold," so that makes it a lot safer for a lot of people.

Remember, it's going to happen. The US dollar, I've said before, we're the largest debtor nation in the history of the world. It's getting worse every day Robert. I don't like saying this, I'm an American like you. It's fact and we have to deal with that.

Robert Kiyosaki:

Right. So going into the next big thing, like I said I was just at the New Orleans conference. For all of you who are interested in alternative investing, the New Orleans investment conference is reportedly the oldest investment conference in America. It was started by this radical guy name Jim Blanchard, who made it legal for Americans to own gold.

When I bought my first piece of gold in Hong Kong, I believe I paid \$50 for it, but then I was a criminal because I was an American and I bought gold. It took this guy, Blanchard, Jim Blanchard, who started the New Orleans investment conference, to make it legal for Americans to own gold. As I was saying to Jim during the break, is that wherever I went I see Jim smiling faces, face [inaudible 00:40:02] you, you're not endorsing anybody, but you're smiling face is talking about, you're saying, "Agriculture is going to be the big thing." Would you mind telling us about that?

Jim Rogers:

Agriculture has been a disaster for 30 years. The highest rate of suicide in the UK is in agriculture. Average age of farmers in America's 58, in Japan it's 66, Australia the average age of farmers is the highest in record history. Robert, more people in America study public relations than study agriculture. They're all dying out. It's been so terrible. Millions of Indian farmers commit suicide every year.

So we're going to have a change after a 30 year decline. I would urge people ... First of all, if you don't like living in the city and you like the outdoors, become a farmer, there's not competition. Everybody's dying. The kids are all becoming stock brokers or fintech. It's time to go into agriculture, that's where the opportunities are. And if we have the horrendous financial system that I think is coming up sometime in the next couple of years, agriculture is going to do extremely well, because at least you'll be able to eat if nothing else.

Robert Kiyosaki:

Because the population is still growing, right?

- Jim Rogers: Yeah, yeah. Population is growing everywhere. The number of farmers is decreasing. So there's not much competition. I'm not very smart, I like to go into something where there's not much competition.
- Robert Kiyosaki: So what kind of agriculture are you investing in? What are you looking at? What are your criteria?
- Jim Rogers: Well, in many ways. You can buy tractor companies, seed companies. You can buy land and become a farmer, or lease it to a farmer. I prefer agriculture products, cotton, wheat, oil, goat, et cetera. You can buy that through future, you can buy it through some companies, or you can buy indexes. There are agricultural indexes, by an index.
- Robert Kiyosaki: You have a fund also, don't you?
- Jim Rogers: I have an indexed fund. It's Roger's [inaudible 00:42:07] New York stock exchange. The symbol's RGA, but I mean it's an index, nobody manages this, it's an index.
- Robert Kiyosaki: Okay, I see. What did you think about Amazon buy Whole Foods? What's the thought behind that?
- Jim Rogers: I know the plot. If he can pull off what he says, there's not going to be any shops. Everything is going to be on Amazon, no matter what you buy. You want a cup of coffee, go to call Amazon, they'll send it over to your house. No, I know what he's trying to do. But if he can pull it off, I have absolutely no idea.
- Robert Kiyosaki: Okay [crosstalk 00:42:40]
- Jim Rogers: You should listen to your radio show to find out.
- Robert Kiyosaki: That's why I have people like you on the program. So you've got any final words for our listeners? I really appreciate your time, I know how busy you are. Any final words about the future and what you see coming, or anything you want to say?
- Jim Rogers: Just be careful, because right now things are great. There's going to be more euphoria, but that always, always throughout history ended badly, so be prepared. Be knowledgeable, listen to this program. Be knowledgeable. When you get knowledge you will be worried, and when you're worried you'll get prepared. Don't listen to John B Ellis. Don't listen to Janet Yellen. Listen to Robert.
- Robert Kiyosaki: Oh God, well thank you. Thank you. With that Jim, thanks very much. I'll tell Kim you gave her your regards. She's really upset she wasn't on the program. She was in Sweden teaching women about how to get rid of their husbands, but other than that ... Her motto was, "You don't need a man anymore." Because

women are smarter than men when it comes to money, that's her whole campaign.

Jim Rogers: She's right. She's right.

Robert Kiyosaki: Anyway, thank you very much for the time. Appreciate everything, your contribution to everybody.

Jim Rogers: Thank you Robert. Bye bye.

Robert Kiyosaki: Thank you, bye. When we come back, we'll go to the next popular part of our program, which is ask Robert.

Speaker 2: You're listening to the Rich Dad radio show, with Robert Kiyosaki.

Speaker 6: Do you own an LLC or LP? Are you aware of the new rules? The IRS has mandated new audit rules that require every LLC operating agreement and LP limited partnership agreement be amended. This dramatic requirement has never before been experienced. Changes must be made by December 31st. Corporate Direct, owned by Rich Dad advisor Garrett Sutton, can guide you through these new rules. Call 800-600-1760, that's 800-600-1760. Or visit [corporatedirect.com](http://corporatedirect.com), contact Corporate Direct today to stay in IRS compliance.

Speaker 2: Log on to [richdadradio.com](http://richdadradio.com) while you listen. Now back to Robert Kiyosaki.

Robert Kiyosaki: Welcome back. Robert Kiyosaki, the Rich Dad radio show, the good news and bad news about money. Once again, thank you to Jim Rogers. Unfortunately, one of my big concerns is that most people get their financial advice from sales people, like real estate brokers, insurance brokers, stock brokers, mutual funds salesmen, financial planners. They're not rich people, they're sales people. Many of them really don't know what they're talking about. So that's why I would rather listen to a guy like Jim Rogers, or a guy like James Rickards or some other people who have on our program here. Because if you get bad financial advice, you're polluting your biggest asset, which is your brain.

Anyway, you can listen to the Rich Dad radio program anytime anywhere, on iTunes or Android. You can listen to this program again at [richdadradio.com](http://richdadradio.com). We archive all of our programs at [richdadradio.com](http://richdadradio.com) because if you listen to this program again you'll be twice as smart. But more importantly, share it with friends, family, business associate and discuss it, because Jim is calling, like I'm calling, and many other guys are calling for the biggest crash in world history coming.

It's the end of the hegemony of the US dollar. There's going to be ups and downs, strengths and weaknesses, but like it or not it's going to change. I meet so many people who say, "Well, America's been strong up to now." Yes, but that's ending. As Jim said, because he lives in Singapore now, he's an American

but he wants to be close to China. I was in China last week, they've already passed us. You know, Bitcoin isn't even an issue there. They're already down the road, technologically-wise, they're going down the road. They have a huge class difference, they have problems, they have huge balance ... They have huge problems, but they're actually moving forward. It's a dictatorship, so they can get more done, they don't need to ask permission of the senate and the house and all these guys.

You know, this guy Xi says do it, we do it. So they're going to move faster while we're still in discussion and arguing in the senate and in the congress and in the White House. So that's why I love having a guy like Jim Rogers here. Please get his book. One of his books is called Street Smarts, Adventures On The Road And In The Markets. Also, A Bull In China, Investing Profitably In The World's Greatest Market. And of course the classic, Investment Biker. I love that book, because that guy was crazy enough to ride a motorcycle all over the world with his girlfriend. It's the most interesting book and his view on the world economy, because he's a very rich man, more than in just money but in life experience.

His website is jimrogers.com. So Melissa, and you can submit your questions to askrobert@richdadradio.com, so Melissa, what's the first question?

Melissa:

Robert, our first question today comes from Ivan in Toronto. Facebook book, Rich Dad, Poor Dad. He says, "Robert, I'm from Toronto, Canada, and own five properties. You mentioned a crash is coming program in 2018. How do you feel about Canada? Usually we follow suite, but I don't think Canada is in any trouble. Am I wrong?"

Robert Kiyosaki:

It depends on who you ask. That's a very good question. Canada is America's number one trading partner, so if America gets in trouble, Canada gets in trouble. I was just in, not in Panama, but I was talking to a friend, he's a Canadian who moved to Panama. I said, "Why did you move there?" He says because he was a FX trader, a foreign exchange trader, and he says Canada is in serious trouble. That's his point of view, and this guy's in on the markets every day. He's another guy that's close to the, he's close to the markets in foreign exchange.

A loonie versus a dollar, a yen and euro. But he bought a huge farm in Panama. He's growing avocados, which is what I'm looking into right now, how to grow organic avocados, which Jim Rogers is doing. But he also said, "I'd rather have an avocado than a Canadian dollar or a US dollar." So I'm just giving a perspective on how different people look at things. I wouldn't have listened to this guy if he wasn't an FX trader, a foreign exchange trader. He said, "I don't trust any currency right now, including the US dollar." So if you look at our three closest partners with US, we have Canada, England and Japan. All three are not in that good a shape, the same as Australia.

When I look at the gold to GDP ratios of Canada, Japan, China and Australia, even though Australia and Canada are gold producing nations, their gold to GDP ratio is really, really low. I think Australia is like .08, Canada's .01, Japan's even lower than that, US is 2.7% debt gold to GDP, and Germany is 4.6% gold to GDP. So the strongest one is Germany, but I think the strongest currency right now is the Swiss Franc. So if you play the foreign exchange markets, there's better currencies than the loonie, the Canadian dollar, or the US dollar, or the euro. Next question Melissa.

Melissa: Our next question comes from Avery in Bozeman, Montana. Favorite book, Rich Dad Guide To Investing. He says, "In September president Trump and congress enacted a bill to suspend the debt limit, allowing the treasury department to issue more debt. How would you comment about president Trump's actions and his intention to cancel the debt ceiling personally? What do you think it will lead to?"

Robert Kiyosaki: Well, for those who have Rich Dad, Poor Dad, Rich Dad's number one first lesson was the rich don't work for money. That's because as Jim says, he bought his first piece of gold in 1971, I bought mine in 1972, when it was still illegal for Americans to own gold. The reason we bought gold was because Nixon took us off the gold standard August 15th, 1971. That means they can print as much money as they want within limits. But by taking us off a debt ceiling, that means we can print even more, because the US dollar after 1971 became debt.

That's why savers are losers, and that's why so many of these people who are saving in their pension funds, like CalPERS or ... As Jim said, you should listen to this program again. He says that could be the canary in the mine, is all the old guys like me, Baby Boomers, you might not be able to retire. If they're allowed to print as much money as they can, so they might have to bail out retirement. I don't know what's going to happen, but if they have to bail out retirement plans, you're going to find that silver will probably go to 400 an ounce and gold will go to 10,000 an ounce.

So there's good news and bad news in anything I say, but the most important thing is to understand what taking the debt ceiling off the US economy, means they're just going to print money to solve problems. It's like giving an alcoholic a drink or somebody who can't stop using their credit cards, giving them more credit cards. Basically that's what we've done, and I could be wrong but from my point of view, that would be like giving a beggar a credit card. That's what we're doing. For those of you not holding gold or silver or avocados, I would think differently right now.

That's my response. Look at the big picture. The economy is deflating. The fed cannot stand deflation, so they must print money to be able to pay off this debt with cheaper dollars. That's why I'm a real estate guy, that's why I love debt, because I'm always paying off my debt with cheaper dollars. That's why when interest rates came down to like ... I can borrow at 2.5% now, that's giving

money away. And then my friend Dave Ramsey is saying, "Get out of debt." Well, that's for most people. The average person, they should get out of debt. But for the rich, or those with financial education, those who listen to Rich Dad radio, I borrow money because money became debt in 1971 and I borrow money to buy assets, such as real estate. I mean investment real estate, not my house.

So really, it's about financial education, and the United States and the world is in ... It's collapsing, it's going down. So all of these governments in response are printing as much money. That's what Jim says, the Japanese, he feels sorry for them. They're probably the first western nation to crash and go into depression. I feel for my friends in Japan. You know, if I was in Japan right now, I'd be buying gold as fast as I could, because gold to yen ratio, hands down gold is going to be much more valuable than the yen. But dollar as Jim says might get very strong. That's why FX, foreign exchange, is a very important subject. That's why I have friends in foreign exchange, FX, like my Canadian friend. But he says, "I'd rather have an avocado than a Canadian dollar." That should tell you something. Next question Melissa.

Melissa: Our next question come from Jacob in Iowa. Favorite book, Rich Dad Guide To Investing. He says, "You say savers are losers, but where are individuals with little capital supposed to put our money when all the financial asset classes seem to be over valued?"

Robert Kiyosaki: Everybody who ask me that question, I say, "What the heck have you studied?" When I came back from Vietnam in 72, the first ... My poor dad asked me to go get my MBA. I lasted six months because my MBA instructors, especially my accounting and marketing guys, they had no idea what they were talking about. They'd never been in the real world. That's a problem. You know, school teachers are good people, but most of them don't know what the real world is. They've always had that steady paycheck and pension. That's their world, not my world. So, you've got to invest in your financial education. Rich Dad education is education, we have coaching. A lot of people have education programs. I went to the New Orleans conference, investment conference once a year. That's the Freedom Fest in July next year. There's also the Real Estate Guys, they have their investment cruises.

There's a lot of people offering what I call alternative investments. But you've got to study. If you don't study, then save money, get out of debt, invest for the long term in stocks, bonds and mutual funds. But as Jim and I fear, the biggest crash is coming in those markets. Not because stocks, bonds and mutual funds are bad, but the bond market is about to come down. That's why you've got to be careful. You've got study, if you don't study then cut up your credit cards, listen to Suze Orman or get debt free, like with Dave Ramsey. Good advice for them.

Anyway, thank you all for your questions. I hope you've learned something. I want to thank Jim Rogers. Again his website is [jimrogers.com](http://jimrogers.com). Read his book, *Investment Biker*, it's a good adventure book, but that's how he sees the world of money.

Remember, you want to listen to rich people, not sales people. So once again, thank you for submitting your questions to [richdadradio.com](http://richdadradio.com), ask Robert. I thank you all for listening.