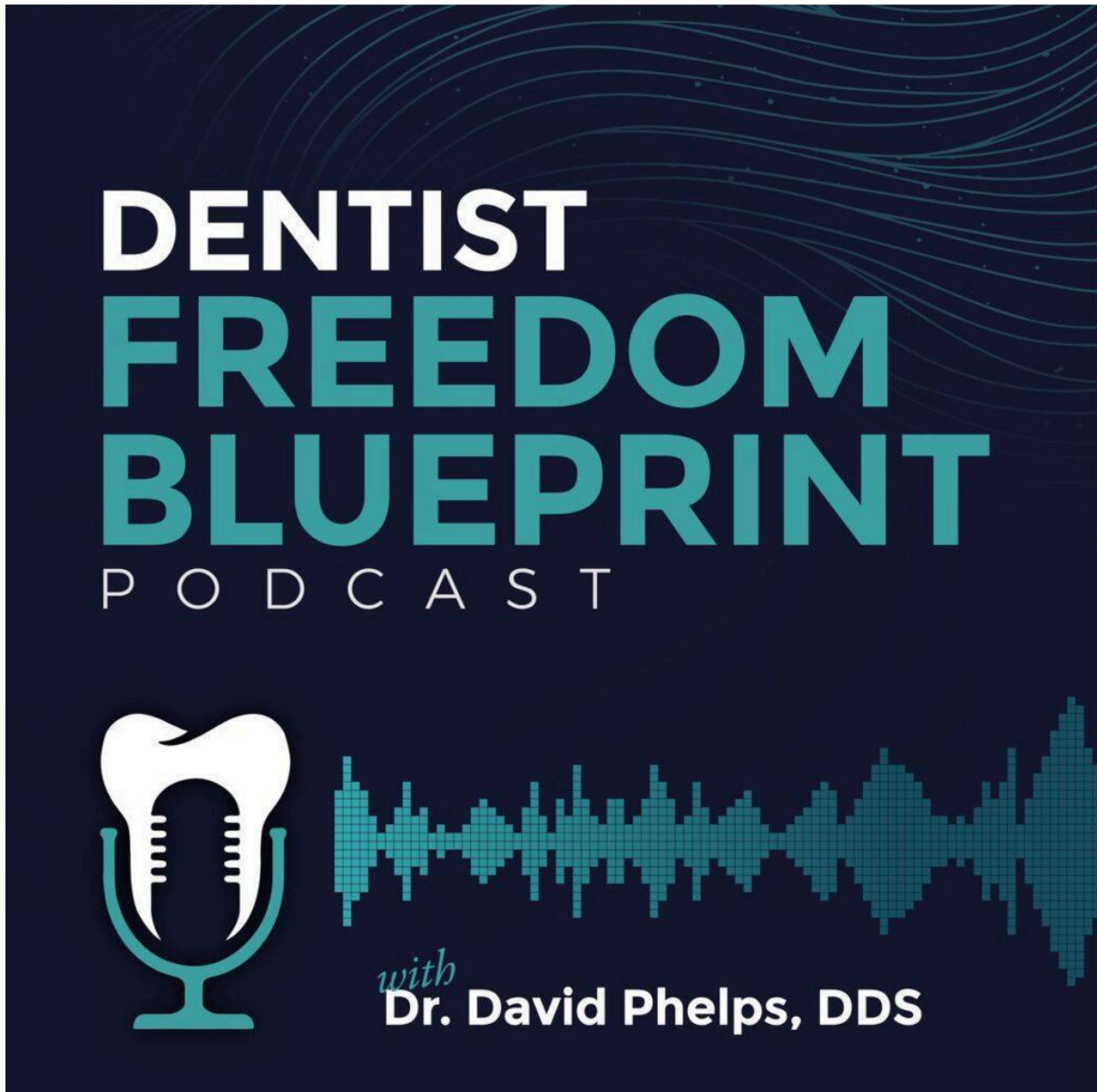


**Protecting Your Wealth - Fiat Currency,
Tangible Assets, and Commodities - Andrew
McDannels: Ep #512**



Full Episode Transcript

With Your Host

Dr. David Phelps

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Andrew McDannels: Inflating the dollar and making it worthless so that you're forced to get into risky investments because they know that you can't just keep your money in a savings account. You're forced to invest and then you're taking all this risk. And then if you are successful, you have to pay the IRS. No, thanks. The government's not there to help you when, you know, come in and help you when you make a loss. They put their hands out when you're making a profit.

“David was of course a dentist, but he was a very sophisticated real estate investor. He had run with a circle of probably the most sophisticated housebuyer types in the country.”

“David is a student of the game.”

“I would never say this about most people. I would get in a foxhole with David.”

“His knowledge is unreal. I mean, it's off the charts.”

“This is not some person in front of you going, ‘Yeah, just give me your money and I'm going to invest it in real estate.’ It's way more elevated than that.”

“The most common message I get, ‘I want to thank you so much for introducing me to Dr. Phelps because my wife and I—we went to Freedom Founders. We're on a path. We're going to be financially free. We are going to retire sooner. We are going to be happier. This changed our life.’”

David Phelps: Last week, Andrew McDannels and I delved into insights on traveling the world while building a family and running businesses without being burnt out and with total enjoyment. We can all learn something from how Andrew has designed his life. If you haven't watched or seen that episode, then I encourage you to watch that.

In this episode, Andrew is back to discuss how Trump has affected the stock market versus long-term treasuries and what that says about our economy, how to protect yourself from inflation, a historically safe state in the U.S. to invest throughout all market cycles, Andrew's take on investing in precious metals and mining companies, the U.S. banking crisis, the rise of commodities and much more. Please welcome back, Andrew McDannels.

All right, let's let's switch gears here a little bit to a topic that I know you don't really care to talk about at all and that's fiat currency. What's real money today? Well, let's jump into this.

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Obviously, we're a day and a half post-election results here in the U.S. We both watched the markets with all the exuberance of a home run touchdown because Trump's in play now and he's going to release free markets and unregulate everything that he can and we've seen the markets did a big shoot up the other day.

I think they're a little bit more tempered but still shooting up. Obviously, we've seen precious metals in the last year have risen tremendously. Crypto, specifically Bitcoin, which has been relatively static, and then it's showing some uprise. Maybe let's start there. I have my position.

I think Bitcoin is speculation for a trader, someone wants to play the trading game there. Talk about fiat currency and what you feel like is the best way to offset what we know is happening to currencies around the world with the massive amount of debt. Go ahead.

Andrew McDannels: First off, yeah, a hundred percent. I agree with you that Bitcoin is a speculation. The way that people look at Bitcoin is they're looking to make money off of it. So it's definitely a speculation. It's not like a long-term investment or something. Once the news hit that Trump won the presidency, Bitcoin actually increased dramatically and gold dropped. So that's how you know Bitcoin is a risk asset.

And that's not like a safe haven because gold is money, everything else is credit. What that means is when the stock market went nuts after the news, it's because the hope that everything's going to be great again, right? And so right now we have the hype and the hope we need the promises to turn into reality for that to occur.

Once you see the rise really quickly in the stock market, it's kinda like what I told my guys earlier today. I have a group of people that invest in mining and things like that with me. "It's like a shot of morphine to a sick patient." Because the United States is fundamentally unhealthy not just financially, but health-wise, physically as well.

But you know, when it comes to the financial health, Donald Trump is not going to be a fiscally conservative president. He'll spend trillions of dollars. He'll do it on the programs that Republicans like. I didn't vote. I don't believe in voting. I'm considering myself an anarcho-capitalist. So I'm like a libertarian on steroids.

I don't believe in voting. I believe in voting with my feet. So I think that Harris would have been worse in every way possible. And I think a lot of people have hope now. They'll probably kick the can down for another two to four years, and that will give people enough time to make the kind of money that they want.

There's people that are making investments decisions right now, putting them into place because Trump became president. There'll be a shot in the arm of energy, but

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it's going to be very short-lived because immediately upon Trump winning the election, the US treasury rates shot up. What that means is the risk increased, which means the bond market says we need higher rates to cover the risk.

David Phelps: Exactly.

Andrew McDannels: People say this term risk-free return, right, when it comes to treasuries. Risk-free return. But it's actually, if you think about it, if the inflation rate is 10%, which it is, the real inflation rate is 10%, it's not 2%.

David Phelps: I agree.

Andrew McDannels: And if the 30-year treasury is going to give you 4% or 4.3 or whatever it is today, you have a thing called return-free risk. Return-free risk, which means you're not going to get anything. You're actually losing money every year to inflation. That's why there's nobody buying 30-year bonds. There's nobody buying 10-year bonds. They're only buying short-term bonds. That's the only appetite.

That's the only way the government can finance its operations right now is with the short-term bonds. With the long-term stuff, there is no bid. The Chinese are selling their bonds, the Japanese are selling their bonds. No one wants to finance the United States' spending habits anymore. And they don't want to be bullied anymore, they don't want to have sanctions on them.

So what's happening is everybody's going now, "Okay, the spending is out of control, there's a two trillion dollar deficit this year, there'll be another two trillion dollars next year. There'll be another two or three waves of inflation. There'll be 10, 15, 20% or more." We're just in the first innings of rounds of inflation.

And the only way that I know to protect yourself is with gold and silver. That's the only way. And I've thought long and hard about this for a long time. Real estate, depending on where it is in the country, can help, but the inflation rate will outgrow typically the growth in the equity in real estate. So what will end up happening is inflation is a higher rate.

You end up with an ... into your real estate equity if you're getting paid as a landlord, and your yield is less than the inflation rate, it's not a good thing. And so that's why we're very, very, very selective with the market we are in because Texas was the only state in 2008 that actually had positive equity growth during the great financial crisis.

Major states lost so much in value, 30 to 50% drops in value. Texas was one of the states that survived and I think they will do it again.

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David Phelps: Yeah, I was going to ask you that because you focused everything of your business in Texas and you're right. 2008, yeah, we didn't take the hit, but also we didn't have all the money that came into the state. This is my opinion. I think we took in a ton of money, particularly post-COVID. We saw, and you know this, we saw increasing valuations from the COVID period on up to a year or so ago, massive increases. But look what's happening in the major metropolitan areas. I tell you, Dallas, Austin, San Antonio, we're seeing decreases.

I agree. Texas is strong economic, but we saw a parabolic rise like we hadn't seen before, and I've lived here for a long time. So how do you make sense of that?

Andrew McDannels: It's not sustainable for sure. We totally agree with you on that. What's happened in real estate is called the everything bubble, everything but gold bubble. That's why, like right now, I'm fully invested in mining stocks. I invest in gold and silver, uranium, natural gas, exploration as well, copper, nickel, so a lot of those types of metals because that's what's going to be needed to rebuild America. Everything around the world, these metals. are desperately needed.

Copper is probably one of the greatest metals to make money within the next decade. Like I'm the only person on Facebook that I can see that's talking about it. The best mines to own is a gold and copper mine. Like it's the most profitable mine. And a lot of your viewers don't know this, but gold mines right now have 50% profit margins. 50% profit margins. And what that means is it's beating every single industry in the stock market, hands down.

David Phelps: Why do so few people know about that? Why are financial advisors not putting clients' money there?

Andrew McDannels: Again, it has to come down to people prefer Bitcoin and people look at gold as a relic in the United States. I'll tell you, here's a cool statistic for your viewers. 70% of all investment advisors, 70% own 0 to 1% of gold in their portfolio. 0 to 1%, 70% of investment advisors. So that's your answer.

David Phelps: Yeah. Well, it makes sense.

Andrew McDannels: Just sorry to interrupt you. They have invested interest not to, because it's like showing the cross to Dracula, right?

The gold is the cross to the Dracula, to the Fed. Here's why gold has been terrible for the past decade. The Fed prints trillions of dollars, then gives it to the top six banks, which then shorts gold and silver. To give you an example, there's 400 to one, 400 paper to one ounce short. So there's 400 paper ounces to one ounce physical of a short.

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And right now the banks have lost billions shorting because gold is an all-time high. What they're doing is criminal. Bankers have went to jail for this, for messing with the price. They're doing everything they can. They're losing the battle because the Chinese just opened up a metal exchange, and there's a premium on gold and silver.

So all the money, all the gold and silver flowing to the Chinese exchange. And pretty soon the banks won't be able to deliver when they're required to. It's going to be really bad problem for them.

David Phelps: The banks won't be able to deliver what specifically, Andrew?

Andrew McDannels: Physical gold deliveries. When they have contracts, they have physical gold deliveries to make. They're not going to be able to collect it. If you think about the movie Dumb and Dumber with the bag bio use, that's what banks are right now.

David Phelps: So the major banks in the Fed have been doing all they can to suppress the price of gold.

Andrew McDannels: Yes.

David Phelps: As long as they can, but now the cat's out of the hat, the horse is out of the bar.

Andrew McDannels: Yes. And it's exactly they've lost the battle. There's record buying from world central banks. And here's what I think about Bitcoin. There's a funny saying that the W.E.F. said was, "You'll own nothing and be happy." What is Bitcoin? You can't touch it. You can't order with it. In the event that the grid goes down and your Wi-Fi goes out, you're not going to get access to it. If you need to get food in an emergency, who's going to accept Bitcoin in an emergency? People don't think like that. They're told this marketing and they just, "Oh, I need to do this." Like, 'cause it's a smart thing. It's a buzzword. It's all marketing.

It's Ponzi scheme behavior, if you think about it, It doesn't sit right with me. I can see it as a form of exchange and if you get paid and you can send somebody money right away with low fees, okay, I understand that. But to say it's an investment, it's not an investment. I'm sorry. It's just pure gambling. It's Vegas casino, degenerate gambling. That's all I—in my opinion.

David Phelps: Yeah, well, that's the way I see it. I appreciate your perspective on it. Give me just a little piece on Central Bank Digital Currency. Where are we headed globally? Where are we headed? Because governments, they want to control the currency, right? So what's happening?

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Andrew McDannels: I'm not worried about that because I can just get up and go somewhere else. So people need to be worried about that or the people that are stuck in their own backyard. The first thing you should do is try to stop that. Try to find a plan to get unstuck. You're not a tree. You don't have roots in the ground.

You can get up and move if something bad is going to happen. You need a plan. You need to be able to plan starting today because the Fed is not your friend. They're going to do everything in their power to destroy your purchasing power and destroy your savings, inflating the dollar and making it worthless so that you're forced to get into risky investments because they know that you can't just keep your money in a savings account.

You're forced to invest and then you're taking all this risk and then if you are successful you have to pay the IRS. No thanks. The government's not there to help you when, you know, come in and help you when you make a loss. They put their hands out when you're making a profit. But this central bank currency, I'm not too worried about it.

The answer to it is physical gold in your pocket and physical silver in your pocket. Because guess what? You don't have to store the silver and the gold in the United States. You can store it in different countries around the world to have depositories, which don't have capital gains tax. You can fly out there and look at it and it's safe.

So for me, I highly recommend that people get personalized plans and get it done quickly.

David Phelps: Last question I want to ask for you ,and I know what you're going to say, but again, I'd love to hear your perspective and how you look at it. A lot of our world, our country, as you've noted, people with good-paying jobs or careers or businesses, make active income.

Most of them, great preponderance, have put their investing in what we would call the autopilot. Advocate it to the markets, the 401ks, that's the game, that's the default mode. What would you say to the era of, air quotes, passive investing, as if it really ever should have been a thing? What do you say to people who are still kind of thinking that, particularly as we're seeing the markets in the last day and a half, just blither there going, "Oh, well, back to good, great times again. I can just go back to sleep." What do you say to that?

Andrew McDannels: No. No, it's a false hope. It's a false sense of security. The markets are so overvalued. It's unbelievable. It's even worse than the dot com craze. And that's when companies, they would, IPO, they would freshly create a company, didn't sell one thing.

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The CEO became a multi-millionaire overnight just by listing themselves on the market. It's something similar today. These tech stocks are so overvalued. You cannot sit back and just let it roll. You should take your profits, at least take some of the chips off the table, and let the rest of it ride. If you have all your initial capital back and then you make a little bit of profit and then the rest is like profits, okay, let it ride and see what happens, but you know, at least take some off the table and the other thing your viewers might not know, and that might be interesting to them is that the US banking system is going through a major banking crisis right now.

There's 800 billion of losses, unrealized losses in major, major banks all across the United States. It's worse than 2008 by a factor of 10 or something like that. It's insane. There's not enough money in the FDIC to cover all these bank losses. You need to take money out of the bank and convert it into other types, either art or gold, and silver or some other thing that you can buy a farmland if you can get it from Bill Gates. He's beat you to it, but you need to do something, get that money out. If you've got more than the FDIC limit, go do it. Multiple banks, if you have to, but research if your bank is in trouble. What's going to happen is once there's a chain reaction of losses, these banks will freeze your lines of credit, freeze your credit cards, freeze your home equity.

It will just be like 2008 all over again. You will be completely frozen up. And then if there's a bank run, they'll shut down the ATM. You won't be able to get your money out the ATM. Basically, you'll have to go to bankruptcy court to get your money back. So the FDIC insurance doesn't pay right away.

They have up to like a hundred years or something to pay you back according to what they have to say. Right now, US banks are probably the worst financially in the world, and probably Canadian banks as well. So I highly recommend having bank accounts in places like Singapore and Kuala Lumpur and Malaysia, Switzerland, some places that have less banking risk.

And maybe if you're a higher net worth person, you fly out and put your money in different places around the world, because I'm telling you right now, it's not looking pretty. It's all because the interest rates from the treasuries, the banks gambled that the interest rates were always going to be lower.

And a lot of multifamily guys did the same thing. "Oh, interest rates are always going to be low." Recency bias, right?

Intro: Right, exactly.

Andrew McDannels: So these guys are all like getting smacked in the face right now. Banks, multifamily investors, because they think, "Oh, Donald Trump's going to win. Like he's won. So interest rates are going to go back to all-time lows."

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No, they're not. There's so much risk in the system. There's so much debt, record levels of debt across the board. We haven't had a cleanse of the system. We need a badly like a cleanse from the entire system. Bad companies need to go out of business and be acquired by good-run companies, right? So I know this sounds like doom and gloom, but there is good as long as you prepare for the worst and then you're able to enjoy the best. You know what I mean?

David Phelps: Yeah, exactly. And we didn't even talk about the counterparty risk with all the shadow banking, the non-traditional banking. So it's just derivative upon derivative upon derivative. They're all tied together. I mean, it's contagion is what it really is.

Andrew McDannels: Yes. And so that's why I've set my life up the way I have because I know it's imminent within the next, I would say, I don't, I'm not a timeline person. All I know is that it's imminent. We're beyond the event horizon. There's nothing that Trump can do to prevent a financial change in the system and a lot of pain that will happen.

He can delay it, but I don't think he'll ever prevent it. And the only way to protect yourself that I know of is to get outside of the financial system as it is right now, and to have at least a portion of your wealth in the physical metals. And then if you want to speculate, you speculate with the mining stocks to make money.

I think commodities are going to be the best investment for the next decade. I've got charts to back this up. There's been about two or three times in the most recent history where there's been spikes in commodities. We're long overdue because everything comes in cycles, real estate cycle doesn't just last forever.

There's booms and busts. And right now, the next boom will be for commodities because inflation is going to go through the roof. There's going to be scarcity of supply. So if you go to like Home Depot, the price of copper is going to go through the roof. There's just not enough supply. There's the lack of investment and replacement of supply.

And a lot of investors don't understand this. They think that, "Oh, I've never heard of mining before." But you don't understand that without fresh supply, prices go up. The mining business has been in the worst it's been in 40 years, as far as like, compared to the stock market, the regular S&P 500. There's a chronic lack of investment and it's just marketing.

It's just people don't know. The one thing I would describe myself is I'm a value investor and I'm a contrarian. And I want to tell your audience this. When people love something, I hate it. And when somebody hates it, I love it. And that's the greatest indicator. That's when you know to buy, and when you know to sell, when the

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maximum amount of hate or the maximum amount of love, it's a huge indicator for me. I don't like investing in things that has really small reward, but huge risk. I like a huge, like, I want things to be in my favor. So I like things that are already beaten up and I buy them at the lows. And then I wait.

And sometimes I've been waiting for years acquiring my portfolio, but to give you your viewers an example, 2001 to 2011 gold went from 250 an ounce to 1900 an ounce. In that period of time, the gold miners made 1700%. So if you'd invested a hundred grand, you'd ended up with 1.7 million during that 10-year period. And the greatest spike happened in the last two years. So it was like from 2009 to 2011 was the greatest spike. Just understand that gold will always get beat up when there's a market crash, but it's the first thing to rebound.

And I'll give you an example. During COVID, everything crashed during COVID. But within six months, silver went like this down to \$10 and I was back up to 30 within six months. Just understand that margin calls and people selling, panic selling, and people trying to get liquidity, they sell everything. And that just means once that opportunity is there, you have to jump on it.

Like you gotta do it. If you don't do it within that period of time, you're going to miss it forever. And so I'm ready. And I've got my cash waiting to buy more opportunity.

David Phelps: No, I love it. I feel like you're my younger brother from another mother. I just, it's been awesome.

Andrew McDannels: I care about you very much.

David Phelps: Everything, yeah, everything you talk about, of course, and you've got deeper dives into a lot of areas of life and international exposure that I appreciate, but I appreciate the context of what we talked about today. It reinforces my thinking. It just gives me, again, additional perspectives that tie together.

I'm like you, I'm very contrarian. Kind of live my life, not contrary like you and is mobile because I kind of got stuck in a—I think it's stuck in—and I chose a stable environment, but all along in my life, I still have those tendencies. I wanted something else, right? I knew that just my hands, my brain and trading time for dollars was not where I want to stay forever.

And you've epitomized that approach in your life in running your business from laptop and being able to homeschool your kids and travel and to be the nomad that you are. I think it's great. I want to make sure that our viewers have a chance to connect with you on whatever basis that they would enjoy connecting and following you, whatever, you have different places where people can engage with you. You

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want to just read off a few of the links and we'll put them in the notes that people can go grab it, whatever you'd like to provide, happy to do.

Andrew McDannels: Sure. The main one where all my links are is linktree.com/livefreeandrew. linktree.com/livefreeandrew.

David Phelps: Live free Andrew. Okay.

Andrew McDannels: And everything's on there. All my social media, my websites, how you can connect with me is on there.

David Phelps: Perfect. Perfect.

Andrew McDannels: It's nice and simple.

David Phelps: Well, hey, I really enjoyed the time today. We'll pick it up again. We'll come back again and see where things are. We'll make this maybe a little regular opportunity from time to time, we'll do it, but it's great to speak with you.

Andrew McDannels: I'd love to.

David Phelps: All my best to you, your lovely wife and your kids. You're living a great life. Keep it up my friend.

Andrew McDannels: It's all because of God. I went through really tough times and God gives second chances and he makes things happen that you just can't even imagine. So keep the faith, keep knowing that better days are coming. God will give you the idea. It's like if you want fruit, you have to go and plant seeds for the trees to grow, right? You can't just go like, "Oh yeah, I want fruit tomorrow." No, you have to plant seeds today so that it bears fruit in the future. And so that's what I did.

I basically spent 10, 15 years of my life planting seeds. And now I'm starting to get a harvest because of all the hard work. You could go and pray that you have a field of harvest, but if you don't plant anything, you have to have hard work is what I'm saying. You need hard work. You need to have good people next to you.

You need to have motivation. You need to find something greater than yourself. And you need to have this never-give-up attitude. And any setbacks you get in life, just brush it off and move forward. And one day, you'll look back and go, "Wow, I prayed for this five years ago, and now I have." So it's very powerful.

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David Phelps: The national election for president that happened November 5th of this year became a mandate for a lot of change. And a lot of people are behind change, whatever that change is, they wanted—people want the change. They don't want the same thing that they've had experienced over the last four years. I'm trying to be apolitical here, but I think that the people spoke with their pocketbooks.

They're tired of not being able to live the life and have the freedoms and the lifestyle that they thought they would have when they started out in life, wherever they are in career today. There's been a what I call a Trump bump in the markets, the financial markets particularly, which are really based so much on behavior and sentiment.

And whenever there's a strong sentiment, the euphoria, the exuberance of the marketplace shows itself by the financial markets going up. People oftentimes call it a melt-up, where it's been a strong market in the last number of years and it takes another ride up. Almost to the point where it's like, can this go on forever?

Will we ever see a drop back in the markets? Or is this time different? I would proclaim to people to be very careful of that fear of missing out, that FOMO sentiment because that's usually what gets people into trouble. If you've been in a position to have taken advantage of the markets going up in any asset class, sometimes it's wise to take chips off the table.

Maybe not all the chips, but take some chips off the table because realize, markets don't go on forever. There can be artificial bumps, sentiment, sometimes the government themselves, Federal Reserve, Treasury, Congress, stimulates the economy, goes into massive debt to do that, but also keeps the markets up.

Eventually, the cards run out and there will be a reversion to the mean. So just don't hang your hat on things going up and up and up. Be careful of the FOMO, be careful of the exuberance. I think the time to invest back in equities, whether you're looking at financial equities, stocks, you're looking at real estate, equities.

I think the time to do that is only after some discernment and really watching to see when there is some reversion back to some mean, some prior price point where it makes sense to go back in. Right now, price points are at all-time highs and I think that's the most dangerous time to be an investor in those kind of equities.

On the other hand, you can't sit and wait and wait 'til there's a place in the market where you think there's going to be stability. You can't wait until you see a correction. So understanding how to allocate investment assets is a very important part of becoming a more sophisticated investor, something we look at in our community all the time.

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Where are we in the market cycle? And are we at a point where it's time to roll back into certain equities? Again, with a lot of discernment. Or should we stay on a safe harbor side and be more in the private credit standpoint? Which on the capital stack, which if that's a term you're aware of, means you get paid first.

Don't have the growth, don't have the tax benefits that you do in equities, but again, if the equities are all-time highs, this would be a time I'd be prudent and careful if we were to jump back into equities on a full-time basis. With the oncoming new administration, as I said earlier, there is a lot of foment of inspiration, aspiration that the economy is going to grow and be all good.

And I think there's a lot of positives in terms of what the Trump administration are going to do in deregulating, likely keeping taxes lower, maybe even cutting taxes some more. The problem is on the other side, that's going to be bumpy waters. Tariffs, another aspect that I know the administration wants to do to try to bring more manufacturing back to the U.S. Also deportation of illegals. While I'm a fan of all these principles, I do know they're going to come with some pain. And it's this kind of volatility, even though I feel like the long term, the long game, it's the right thing to do, there's going to be some short-term pain. I think this is where investors, business owners, have got to be prepared for some downturns.

Downturns in the overall economy, downturns in certain investment assets. Playing the long game requires you to be on the forefront of navigating this. You cannot be complacent at a time like this. You've got to be more discerning and more on top of what your activities are bringing you forth. Don't put your head in the sand.

Don't rely on only outside advisors. Get in a place, an environment, where you're getting a lot of good information that you can divide, discern, and digest to make your best decisions.

Learning how to create more financial security. More freedom and generational wealth beyond just money takes hard work and a strong team around you to mitigate market volatility and prepare for both opportunity and the challenges ahead.

It's a path few take. It's a journey of self-awareness, growth, and expanding what you thought was possible. The ones who have taken this road less traveled have discovered life-changing relationships, financial freedom, and a passion and purpose for life beyond that hamster wheel. If you're willing to brave traversing this path to create true wealth and freedom, then my team would love to discuss how we can help you.

Go to freedomfounders.com/discover to schedule your call. That's freedomfounders.com/discover. And don't forget to hit the like and subscribe button

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Freedom Founders Podcast. I'll see you next time.