

The following excerpts are from **Larry King Live**, which aired August 16, 2007



KING: A lucky day?

ROBERT KIYOSAKI, INVESTOR, BEST-SELLING AUTHOR OF "RICH DAD, POOR DAD" BOOKS: Well, it's a lucky day.

KING: Donald, you always told me that real estate is the safest investment over the long haul.

DONALD TRUMP, CHMN., PRES. & CEO, TRUMP ORGANIZATION: No, I said it's the best investment if you know what you're doing.

KING: Wealth -- Robert, you borrow, right?

KIYOSAKI: Yes.

KING: Wealthy people borrow.

KIYOSAKI: I borrow to get rich. I have -- there is good debt and bad debt. And I borrow a lot of money. I bought another apartment house in Tulsa, Oklahoma, for \$17 million. And I borrowed \$14 million of that. But it's because I get cash flow from them. My tenants pay off my debt. That is the difference in my strategy.

KING: What could get you in trouble, though?

KIYOSAKI: Well, if the oil patch goes out and there's no renters. I make sure that I have good renters before I buy anything. I don't speculate.

KING: If they don't pay the rent, you can't pay the bank.

KIYOSAKI: That's correct. So that's why I'm very careful about where I buy. But I don't bet on markets going up. That is not my strategy. My strategy is cash flow. You know, how much money comes in, and can I pay all my bills and put money in my pocket?

KING: Did you buy yesterday or today, Donald?

TRUMP: No, but I'm not surprised hearing Robert. Because Robert is a great friend of mine. We have a best-selling book out, and I can't -- I never thought of him as a gambler.

KIYOSAKI: I agree with you on that.

TRUMP: Good.
