



MAP OUT YOUR INVESTING JOURNEY

A Guide to Building Your
Financial Future At Any Age

By: **Phil Town**



TABLE OF CONTENTS



1 INVESTING IN YOUR 20s:
Create Excellent Habits

2 INVESTING IN YOUR 30s:
Build Your Future

3 INVESTING OVER 40:
Focus on Growth

Let's Get Started

PHIL'S THOUGHTS

Don't be intimidated by this outline - everyone's financial journey is different! Heck, when I was in my 20s, I was living out of a tent as a river guide.

These are guidelines based on experiences common for some Americans, but remember that you can start saving and investing today!

Now, I want you to take the time today to make a promise to yourself. A promise that you will take steps to achieve financial freedom. I've provided some helpful resources and a handy guide, but only you can dedicate the time and discipline it takes to complete this journey.

Write your promise here. Sign and date it. Hold yourself accountable.



INVESTING IN YOUR

20s

Create Excellent Habits



START YOUR CAREER

Are you working, seeking a job, or earning an income from a business?

Are you satisfied with your current earnings or potential future earnings?

If not, what is your plan to increase your income?



ASSESS YOUR STUDENT LOANS

70% of college graduates leave with student loans.

The average American college attendee in their 20s pays \$351 monthly in loan payments.

Do you have a student loan payment? If so, how much do you pay monthly?

If your answer is no, skip ahead!

Paying off your student debt should be your primary focus as a young person. However, you can still learn to invest and start saving.

 [Check out this video to learn more >>](#)



SIZE UP YOUR CREDIT

What is your credit score? If you aren't sure, submit your information to a free credit check organization.

If you are happy with your current credit score, skip ahead!

Are you facing credit card debt?

 [Check out this video for solutions >>](#)

BEGIN YOUR RETIREMENT FUND

Does your company offer a 401k with match?

Yes

No

How much money do you currently have in your retirement fund?

If Yes: this is free money! Contribute as much of your paycheck as you can to take advantage of this great benefit. I recommend "paying yourself first" by contributing at least 10%.

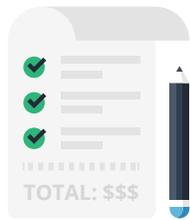
If no: skip ahead!

 [To learn more about what I think, check out this blog>>](#)



Investing in Your 20s:

Create Excellent Habits



OPEN A ROTH IRA

Once you've contributed enough to max out your company match, it's a good idea to open a Roth IRA.

Roth IRAs require you to pay taxes on your contributions now but are tax-deferred when you withdraw the money later. Since most people will be in a higher tax bracket when they retire as opposed to the tax bracket they fall into in their 20s, you'll pay less money in taxes in the long run if you start out investing in a Roth IRA.

CREATE A BUDGET

Each paycheck, set aside money for savings and future investing.

How much money do you currently have saved for an emergency?

How much money do you currently have saved for future investing?

What is your target savings amount for the next year?



[Here's a retirement calculator that can help you determine how much to save >>](#)

Investing in Your 20s:

Create Excellent Habits



LEARN HOW TO INVEST

While you are working hard to earn an income, pay off debt, and save, spend some time learning how to invest. I recommend paper trading to practice before investing on your own.

 [Here's a basic guide that can help beginners get started >>](#)

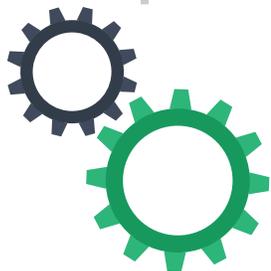


INVEST YOUR FIRST \$1,000

You've done it- you are managing your debt, you have savings, and you are ready to invest your first \$1,000 in the market.

What is a company you would like to invest in?

 [Check out my blog to learn how >>](#)



START YOUR INVESTING PRACTICE

Investing is a habit you will carry your entire life.

What is one habit you can start today to help build your investing practice?

 [Here's a guide to help you shape the first year of your investing practice >>](#)

MAKE A PLAN

Committing to a financially free future is a huge milestone. Let's set you up for success.

What is an action you can take to improve your finances in one week?

What is an action you can take to improve your finances in one month?

What is an action you can take to improve your finances in one year?

Interested in learning more about Rule #1 Investing?
Want to use the skills you've learned?
Join us for our free webinar.

[Register Now](#)

INVESTING IN YOUR

30s

Build Your Future



AVOID LIFESTYLE CREEP

For many, your 30s is the first time you have a little money to spare. However, I want to stress how important it is to avoid lifestyle creep... what will make you happier, a new car with expensive payments now, or an enjoyable, stress-free retirement?

If you begin putting aside \$5,000 per year in your 30s, you can expect to generate around \$1 million by the time you retire at age 65.

Meanwhile, someone who doesn't start saving until their 40s will need to set aside three times this annual amount to achieve the same total return. Remember to budget and stay disciplined!

What is one area of your life that you can afford to cut back?

 [Check out this video to hear more >>](#)



EVALUATE REAL ESTATE

The median age of a first-time home buyer in the United States is 32.

While home ownership is a goal for many Americans, I caution against focusing solely on this goal.

In regions with inflated real estate markets, it can be a better financial choice to invest your money in the market instead of a home.

Do you rent or own?

Rent

Own

[▶ To learn more, watch this video >>](#)

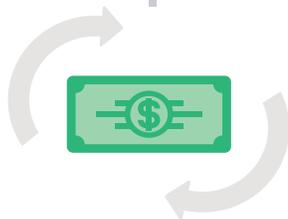


INCREASE YOUR SAVINGS AND INVESTMENT HOLDINGS

Each time you get a raise or reach a new milestone with your business, funnel that extra money into your savings, retirement funds, and investments.

You won't regret having that extra working for you! The earlier you begin contributing, the better... I cannot overstate the impact of compound interest!

[🔍 Learn More >>](#)



ROLL OVER YOUR 401Ks

Many Americans in their 30s have had 3 or more jobs. If you have multiple 401k accounts from different jobs, it's a good idea to roll them into an IRA to minimize fees and increase your investing options.

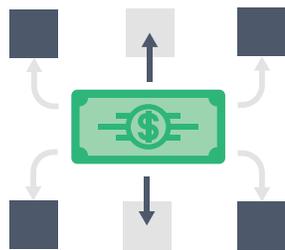


KEEP YOUR CREDIT ON TRACK

This step is just as important as you get older. As bills pile up, it can be easy to let little payments slide. Maintain excellent credit to make bigger purchases a reality.

What is your credit score?

 [Check out this video for tips to improve your credit score >>](#)



EXPAND YOUR INVESTING KNOWLEDGE

In your 20s, maybe you focused on paying off loans or saving. If you were able to invest, you started small. Now in your 30s, it's even more important to commit to investing.

Although some people put a lot of emphasis on short-term investment gains, planning for retirement is a marathon, not a sprint.

The earlier you start, the more you could accumulate. Beginning investments and retirement planning is all about the balance between paying your expenses, eliminating current debts and setting aside money that can help pay you back.

I'd recommend reading my books, *Rule #1*, *Payback Time*, and *Invested*, as well as attending one of my Transformational Investing Workshops.

 [Book excerpts >>](#)

 [Workshop >>](#)

MAKE A PLAN

Your 30s are a great time to start investing seriously.

What is an action you can take to improve your finances in one week?

What is an action you can take to improve your finances in one month?

What is an action you can take to improve your finances in one year?

Interested in learning more about Rule #1 Investing?
Want to use the skills you've learned?
Join us for our free webinar.

[Register Now](#)

INVESTING OVER

40

Focus on Growth



ASSESS YOUR DEBT

68% of Americans over 55 have debt. Health care costs, college tuition for kids, and the price of mortgages have risen over the years.

Debt hurts because the value of compound interest is being used against you. Instead of your money making you money, your money is making some bank money! That's not what we like to see.

List your sources of debt.

What are your plans to repay your debt?

How many years until you are debt-free?

 [For resources on reducing debt, check out my blog >>](#)



FOCUS ON INVESTING

It's now or never - start investing to secure financial freedom!

What's your favorite resource for investing information?

Have you created your stock watchlist?

Do you feel confident and ready to begin investing?

Yes

No

 [Here's a reading list that has classics for beginners and seasoned investors >>](#)

SET UP YOUR KIDS FOR SUCCESS

If you have a family, pass on the knowledge you've gained!

If you don't, share some info with a friend who may.

What is one piece of advice you wish someone had shared with you?

 [Video >>](#)



MAKE A PLAN

As you traveled down this roadmap,
I'm sure you gathered a long to-do list.
Now it's time to get organized.

What is an action you can take to improve your finances in one week?

What is an action you can take to improve your finances in one month?

What is an action you can take to improve your finances in one year?

Interested in learning more about Rule #1 Investing?
Want to use the skills you've learned?
Join us for our free webinar.

Register Now

REFERENCES:

1 <https://www.cnn.com/2017/06/14/here-how-much-the-average-american-in-their-20s-has-in-student-debt.html>

2 <https://www.nytimes.com/2017/04/21/realestate/first-time-home-buyers-statistics.html?login=email&auth=login-email>

3 <https://www.aarp.org/money/credit-loans-debt/info-2018/older-adults-unpaid-debt-fd.html>



About Phil ● ● ● ● ●

Phil Town is an expert investor, 3x New York Times Best Selling Author, and founder of Rule #1 Investing, the largest value investing training company in the world.

Phil Town's Rule #1 strategy was ranked **#1 highest return** in the US in 2014 at 56.4% and the **#2 highest return** in 2019 at 62.6% by the American Association for Individual Investors.

For more than 15 years Phil has been teaching students how to invest with low-risk, high-yield strategies pioneered by Warren Buffett and Charlie Munger at his [3-day Transformational Investing Workshops](#). These workshops have been hosted for students in the U.S.A., Canada, Singapore and many other countries, as well as online during the COVID-19 pandemic. Town has spoken to over 2 million people and been on stage with Presidents Ford, Carter, Clinton, and Bush as well as many other notable names including Prime Ministers Margaret Thatcher and Benjamin Netanyahu and General Secretary Mikail Gorbachev.

Phil and his daughter, Danielle Town, co-host the podcast, [InvestED](#), one of US News and World Report's "Top Nine Financial Podcasts", where listeners gain insights on investing as Phil teaches the secrets of Warren Buffett style investing. Phil Town has been featured on CNBC, FOX, MSNBC, Forbes, New York Times, and more and runs a successful [YouTube channel](#) with over 300,000 subscribers.

Connect with Phil:

[Website](#) | [Podcast](#) | [Books](#)

