

THE 36-MONTH ACCELERATED INCOME PLAN

PLUS MY 10 HIGHEST YIELDING STOCKS TO OWN



TIM PLAETHN

The 36 Month Accelerated Income Plan

There is a quote attributed to Albert Einstein that “Compounding Interest is the 8th Wonder of the World”. That’s not exactly what the famous scientist said and there are some caveats on the wonders of compounding.

With low-yield investments, compounding is just not that powerful.

If you try to grow wealth by reinvesting and compounding at 2% or 3% per year, the results are going to be very unsatisfying. However, with high-yield stocks like I recommend in *The Dividend Hunter*, the power of compounding offers a unique opportunity to build wealth and income.

When a stock pays you 6%, 7%, 10%, and even 20% per year on your investments, you can rapidly increase your income stream and wealth by reinvesting these dividends and purchasing more shares.

So while most people invest in blue chip stocks with low yields, I focus in on the highest yielding stocks available in the market.

With a lot of research and experience, I have developed a system that allows me to find and invest in the cream of the crop of these high-yield stocks. While most people think high-yield = high-risk, that is not the case with the stocks in *The Dividend Hunter*.

Each has been thoroughly vetted with hours of research on their business model, financial statements, and even management teams. I do this because out of the 700 or so high-yield stocks available in the market only about 100 pass my scrutiny. Any out of that 100, I only recommend the top 20 in *The Dividend Hunter*.

In this report I will go over the basic mechanics of how to use the high-yield stocks recommended in *The Dividend Hunter* to create your own “36 Month Accelerated Income Plan.”

I’ll go over my methodology for compounding your dividend income to vastly increase the pace at which you can build wealth. It all revolves around the Rule of 72.

The Rule of 72

The rule of 72 is a shortcut that allows you to estimate the number of years required to double your money at a given annual rate of return. The rule states that you divide the rate, expressed as a percentage, into 72.

Let’s use one of *The Dividend Hunter*’s recommended stocks to illustrate this rule. Take **Starwood Property Group (NYSE: STWD)**, a commercial mortgage REIT that yields right at 9%.

If we take the STWD dividend, 8%, and divide it into 72, the answer is 9.

$$72 / 8 = 9$$

(Note: in this equation percentages are calculated as whole numbers. So, 9% is actually 9 and not 0.09)

That means all things being equal, if your investment in STWD returned you 9% each year for 8 years your investment would roughly double.

Now this does not include any price appreciation or dividend increases over those 8 years.

The Power of the DRIP

DRIP stands for “Dividend Reinvestment Plans”. A DRIP allows a shareholder to automatically reinvest the dividends they earn back into the stock that paid those dividends.

Shareholders can purchase fractional shares of the stocks they own. Meaning that your quarterly dividend will be able to purchase shares even if the amount you receive is less than the share price of the stock that paid it.

Setting up a DRIP is the most important part of the 36 Month Accelerated Income Plan.

Most brokerages allow you to set up a DRIP, and most time they will not charge any commission fee for purchasing shares.

Continuing our example from above, if you purchased \$10,000 of STWD stock today for let's say \$22 per share (that's 455 shares) and reinvested every dividend for 8 years, what would your investment look like after 8 years of reinvesting dividends?

After 8 Years

	Value	Dividend
New Principal	\$20381.03	New Annual Dividend Income \$1834.29
Total Return	103.81%	Dividend Paid out through 8 Years \$10037.17
Avg Annual Return	12.98%	Yield On Cost 18.34%

Year	Principal	Annual Dividend	Yield	Compound Frequency	After DRIP Value	Principal Increase	Annual Addition	New Balance
1	\$10000.00	900.00	9.00%	Quarterly	10930.83	0.00	0.00	\$10930.83
2	\$10930.83	983.77	9.00%	Quarterly	11948.31	0.00	0.00	\$11948.31
3	\$11948.31	1075.35	9.00%	Quarterly	13060.50	0.00	0.00	\$13060.50
4	\$13060.50	1175.44	9.00%	Quarterly	14276.21	0.00	0.00	\$14276.21
5	\$14276.21	1284.86	9.00%	Quarterly	15605.09	0.00	0.00	\$15605.09
6	\$15605.09	1404.46	9.00%	Quarterly	17057.67	0.00	0.00	\$17057.67
7	\$17057.67	1535.19	9.00%	Quarterly	18645.45	0.00	0.00	\$18645.45
8	\$18645.45	1678.09	9.00%	Quarterly	20381.03	0.00	0.00	\$20381.03

As you can see, after 8 years of reinvesting the 9% dividend yield you would have increased your annual dividend by almost 50% of \$800 and increased your investment size by almost 100% to \$20,381. From your original investment of \$10,000 you would now be earning an income of over \$1,645 a year giving you a yield on investment of 18.34%!

That's way higher than the 9% you would be earning still if you did not reinvest your dividends.

Now, what you might be thinking is, that's in 8 years. I thought this was called the 36 month accelerated income plan, what gives?

Here's one final example. **New Residential Investment Corp. (NYSE: NRZ)** at today's price of \$16.44 yields 12.2%. What's special about NRZ is that its dividend has been increasing over the last couple of years. From September of 2013, the dividend has increased from \$0.175 to \$0.50, an increase of 185.71%.

Let's be conservative here and say that the NRZ dividend increases by 5% each year for the 36 months and you decide not to contribute anything per month to the plan. Let's see what happens.

Dividend Reinvestment Results					
Year	Compound Frequency	Income	Dividend Yield	Yield on Cost	Holdings Value
0					\$5,001.36
1	Quarterly	\$579.57	11.05	11.59%	\$5,580.93
2	Quarterly	\$681.12	11.18	13.62%	\$6,262.05
3	Quarterly	\$804.97	11.32	16.09%	\$7,067.02

With this example, we still see amazing results. The \$5,000 original investment turns into \$7,067, an increase of 41.34%! That 10.91% yield you would have earned now becomes a 16.09% yield, an increase of 47.47%.

If these numbers don't get you excited about the possibilities of high-yield dividend investing and how they can supercharge your portfolio, then I don't know what else to say!

Now that I've showed you a few examples of what could happen if you follow this plan, let's dive into the practical. How do you get started today?

3 Steps to Get Started

There are 3 key steps you need to take to effectively compound your wealth and income using high-yield stocks.

1. Choose 3 stocks out of The Dividend Hunter's portfolio.
2. Commit to investing a fixed amount of money in these stocks every month.
3. Reinvest your dividends.

After 36 months of reinvesting your dividends, you will have supercharged your income from these 3 holdings. Below you'll find 9 of the highest yielding stocks in The Dividend Hunter's portfolio that you can use for the plan.

6 More Stocks Perfect for the 36 Month Plan

ONEOK, Inc. (OKE)

ONEOK, Inc. (OKE) is a leading midstream service provider and owns one of the nation's premier natural gas liquids systems, connecting natural gas and NGL supply in the Rocky Mountain, Mid-Continent and Permian regions with key market centers and an extensive network of natural gas gathering, processing, and storage and transportation assets.

ONEOK owns and operates a network of natural gas gathering and processing facilities, natural gas and natural gas liquids (NGLs) pipeline and natural gas storage facilities.

The company owns NGL gathering and distribution pipelines in Oklahoma, Kansas, Texas, New Mexico, Montana, North Dakota, Wyoming, and Colorado; terminal and storage facilities in Missouri, Nebraska, Iowa, and Illinois; and NGL distribution and refined petroleum products pipelines in Kansas, Missouri, Nebraska, Iowa, Illinois, and Indiana.

The company was founded in 1906 and is headquartered in Tulsa, Oklahoma.

The strength of the ONEOK network is that it provides the full spectrum of gathering, processing, transporting and storing of natural gas and NGLs between the upstream producers all the way to the end-users.

These are fee-based business services, which means ONEOK's revenue and cash flow are not affected by swings in energy commodity prices.

Until 2020, ONEOK had increased common stock dividends for 19 straight years. Annual payout growth has been in the high single digits. Unlike many midstream companies, ONEOK did not cut its dividend during the pandemic.

I continue to like OKE because it operates in the more stable natural gas midstream sector. The company has a conservative approach to its finances, and the dividend paying track record speaks for itself. The early 2020 stock market crash pushed down OKE shares but the stock has now recovered to the point where the yield is now 7.23%. Historically, OKE has been priced to yield 5% to 6%, signaling further share appreciation is still to come.

The company just reported second quarter adjusted earnings of \$801.5 million, up a solid 50.1% year over year. And OKE continued to accumulate operating cash in the first six months of 2021, as holdings reached \$1.08 billion, up from \$736.4 million in the comparable period last year.

What's more, OKE recently completed the Arbuckle II Pipeline expansion project, increasing its capacity up to 500,000 barrels per day.

The consensus estimate for the company's 2021 earnings is pegged at \$3.33 per share, reflecting growth of 134.51% from a year-ago. And the company's outlook for growth in 2022 has continued to strengthen. Unless commodity prices fall to the levels seen in April last year, ONEOK should be able to achieve its anticipated earnings growth.

Increased earnings and reduced capital expenditures should allow ONEOK to reduce its debt over time. That should help drive its stock higher in the long term.

This is a once-in-a-generation opportunity to pick up shares of OKE "on sale".

Starwood Property Trust, Inc. (STWD)

Starwood Property Trust, Inc. (STWD) I was asked by the MoneyShow and Wall Street's Best Dividend Stocks to provide an update on my top picks. STWD continues to be a top pick for 2021 and beyond. My top conservative stock pick, Starwood Property Trust, Inc. (STWD), was an original, in the initial 2014 newsletter, Dividend Hunter recommended stock, as well.

Even after the broad market sell-off in 2020, -- even more so in the REIT space -- I continued to like STWD because it still paid very attractive dividend yields. Our patience has been rewarded, as share prices have fully recovered from their COVID-induced slump, rising a full 100% from the bottom. Plus, Starwood is a best in class REIT in my opinion.

Starwood Property Trust is a finance REIT whose primary business is the origination of commercial property mortgages.

As one of the largest players in the field, Starwood Property trust focuses on making large loans with specialized terms. This gives them a competitive advantage over banks and smaller commercial finance REITs.

In recent years, the company has acquired what is now the largest commercial mortgage servicing firm. That arm of the business handles servicing, foreclosure workouts (for fees) and the packaging of smaller commercial mortgages into mortgage-backed securities.

Over the last few years, Starwood has acquired selected real properties, including apartments, regular office buildings, and medical office campuses.

STWD has paid a \$0.48 per share quarterly dividend since the 2014 first quarter. The stock yields 7.52% at the current share price.

For 2020, Starwood reported earnings of \$1.79 per share.

Why I continue to like STWD: I view the STWD dividend as one of the most secure in the high yield stock space. The REIT is managed by Starwood Capital, a real estate focused private equity company with over \$50 billion of assets under management.

Starwood Property Trust recently came out with quarterly earnings of \$0.51 per share, compared to \$0.43 per share a year ago, displaying positive momentum headed into the end of the year.

The company has seen its 2021 earnings estimate move up 2% in the past 30 days. The consensus estimates for 2022 indicates 4.5% growth over 2021.

Strategic deployment of excess liquidity into attractive risk-adjusted investments and the flexibility to increase its leverage positions it well for earnings growth in 2022.

With worldwide investments of \$11.8 billion, parent company Starwood Capital Group is a very large global organization, and Starwood Property Trust taps into that reach and expertise to find high-value commercial mortgage prospects and other investments.

Billionaire Barry Sternlicht, as CEO of both Starwood Capital and Starwood Property Trust has often repeated his commitment to building STWD with the goal of sustaining the dividend. Sternlicht and the upper management team own over \$353 million of STWD.

As the largest commercial mortgage REIT by market cap, the STWD share price is more driven by the mortgage REIT ETFs, which lump the commercial mortgage REITs in with the highly leveraged residential MBS owning REITs.

With STWD, consider pocketing the juicy 7.45% dividend yield, as the share price has rallied by a solid 60% over the last 12 months, And you should look forward to more gains as the economy continues to support growth for STWD.

New Residential Investment Corp (NYSE: NRZ)

The company's primary investment is in mortgage servicing rights, MSRs. Every residential mortgage needs to be serviced.

This involves the collection of payment and sending the different parts of the payments to the mortgage investors and property tax agencies. For these services, the MSR is typically 0.25% per year. It costs less than 0.10% to perform the servicing duties.

New Residential contracts out for the servicing work and keeps the excess fees. It's a very profitable business if the MSRs are purchased at the right price. The company also makes servicer advance loans, owns residential mortgage securities and call rights and other residential and consumer loans.

I see New Residential as a company that looks for special opportunities in the range of securities or fee income from the residential mortgage sector.

As of the first quarter of 2021, the company had \$24.5 billion worth of assets in its portfolio and \$304.6 billion worth of loans in its servicing portfolio, making it the largest non-bank owner of MSRs. The company's revenues have been steadily rising since the second quarter of 2020.

After steep losses during the corona crisis, it cut the dividend to 5 cents in a move to preserve capital. But the company has since raised the dividend by 5 cents in each subsequent quarter, and in August 2021 bumped the quarterly payout up to \$0.25 per share.

The stock shows good value with a P/E ratio of 7.78, while its industry has an average P/E of 10.76.

Even better, the company has a dividend yield of over 9%, compared with the industry average of 7.63%. Its five-year average dividend yield is 11.82%

Why I continue to like NRZ: The real story is that the New Residential team is very good at finding, pricing and acquiring residential mortgage related securities. Other finance REITs have invested in MSRs and lost money.

Outside of the occasional pandemic NRZ regularly generates low to mid-teens returns. Another example, In April 2013 the company made an investment in a consumer loan portfolio. It bought more of the portfolio in 2016. NRZ invested a total of \$330 million and has received \$595 million, with the loans still valued at \$220 million.

That works out to an 80% annual internal rate of return! Non-agency securities and call rights are a newer investment path for the company with tremendous potential.

Most recently, in April NRZ snapped up Caliber Home Loans, one of the largest residential mortgage originators and servicers in the U.S., for a purchase price of \$1.675 billion in cash.

In 2020, Caliber originated \$80 billion in mortgage loans, and it services about 630,000 mortgages, with total unpaid balances of \$153 billion. And Caliber is profitable, earning pre-tax income of \$891 million last year, so it should boost New Residential's bottom line as soon as the acquisition is finalized.

What's more, seven of eight analysts covering the stock rate it buy or strong buy, with an average target price of \$12.44 a share, a 26% boost from its current price.

All the metrics lead me to believe that New Residential Investment is currently undervalued. And when considering the strength of its earnings outlook, NRZ stands out as one of the market's strongest value stocks.

In summary, NRZ is a unique company carrying a 9% dividend and strong prospects for solid dividend and share price appreciation.

NRZ was first recommended in the August 2014 Dividend Hunter issue.

Arbor Realty Trust Inc. (ABR)

Arbor Realty Trust Inc. (ABR) is a small cap finance REIT.

The company is a commercial mortgage lender, with a focus on making multi-family residential property senior loans.

The company is a leader in its commercial mortgage niche and unlike a lot of finance REITs, the company is on a nice growth trajectory. That growth includes a growing dividend.

Arbor Realty divides company operations into two sectors, structured business and agency business.

For the balance sheet loans and structured investments, the company primarily originates or invests in multi-family secured loans. 90% of the investment portfolio is in bridge loans, with 80% of the bridge loans to multi-family properties. It makes money off the spread between the interest they pay when borrowing for those investments and the interest they're paid for lending to other borrowers.

Arbor Realty is a growth focused business with a high current yield and growing dividends, which gets an investment off to a great start. Arbor just raised its annual dividend to \$1.40 per share and its recent closing price of \$17.98 gives it a yield of 7.81% with a market cap of \$2.5 billion.

That's the company's fifth consecutive quarterly increase and the 21st time it has increased dividends in the last 10 years.

Meanwhile, ABR's net earnings clocked in at \$2.55 per share, up 64% year over year as

the shares have climbed by 61% in the past 12 months.

The stock is showing positive momentum and consensus estimates for ABR's earnings for 2022 are showing a 14.4% move higher.

Especially noteworthy is ABR's track record of nine consecutive years of consistent dividend growth, including two consecutive increases during the pandemic of 2020. That consistently growing dividend is a big reason Arbor Realty Trust's total shareholder return for the last five years was a whopping 300%.

I look forward to continued regular dividend and share increases from this stock.

Main Street Capital Corporation (MAIN)

Main Street Capital Corporation (NYSE: MAIN) is a business development company – BDC. This type of company provides debt and/or equity financing to small and medium sized corporations. BDCs operate under special legal and tax rules that make them pass-through entities. They do not pay corporate income tax and are required to pay out 90% of earnings as dividends to investors.

MAIN is by far the top of the pack high-quality company out of the 50 or so publicly traded BDCs. Most BDCs focus on the lending side, making high interest rate loans.

This business development company (BDC) has been a tremendous stock for income focused investors. In fact, on August 3, 2021 MAIN raised the monthly dividend by 2.4% to \$0.21 per share. Since my first recommendation, the monthly dividend paid by MAIN has been increased nine times, and through 2019 the company paid two special dividends per year

Prior to the market crash in spring 2020 MAIN had been hinting at discontinuing the special dividend payouts and just increasing the regular monthly dividends by the amount they would have paid in the special dividends. Shortly after the crash MAIN suspended the special dividend. Nonetheless MAIN is a powerful dividend income stock and it is time to re-review this best in class business development company.

It is also one of the most popular holdings among Dividend Hunter subscribers.

Legally, a BDC is a closed-end investment company, like closed-end mutual funds (CEF). The difference is that a CEF owns stock shares and bonds, while a BDC makes direct investments into its client companies.

A BDC will have up to hundreds of outstanding investments to spread the risk across many small companies. The client companies of a BDC will be corporations that are too small or too new to be able to issue stock or bonds into the publicly traded markets.

As a risk control factor, BDCs are limited to debt of no more than two times its equity.

This means that if a BDC has \$500 million of equity raised from selling shares, it can borrow \$1 billion. The company can then make \$1.5 billion of loans or equity investments.

Main Street Capital Corp. is quite different from the rest of the BDC crowd. Since its 2007 IPO, MAIN has tripled the total return average of its BDC peers.

Here are some of the reasons why this company stands apart from its peers:

- MAIN is internally managed with insiders owning over 3.98 million shares. Cofounder and Chairman Vince Foster is the single largest individual shareholder with over 1.88 million shares. The company has a long-term focus on delivering shareholders sustainable growth in net asset value and recurring dividends per share
- MAIN is the most conservatively managed BDC in the industry and holds an investment grade BBB credit rating from Standard & Poor's Rating Services. Investment grade is rare among the BDC crowd and allows Main Street to borrow at a much lower cost of capital compared to most other BDCs.
- Operating, admin, and management costs are 1.4% of assets compared to over 3% for the average BDC and 2.5% for commercial banks. The company has over \$4.9 billion in capital under management, with over \$3.8 billion internally and over \$1.1 billion as a sub-adviser to a third party.
- The share price is about 1.77 times the book or Net Asset Value (NAV).
- Efficient operating structure provides operating leverage to grow distributable net investment income, and dividends paid, as investment portfolio and total investment income grow
- MAIN has delivered an 91% increase in monthly dividends since its IPO in Q4 2007, jumping from \$0.33 to \$0.63 per share in the fourth quarter of fiscal 2021. The company has never decreased its regular monthly dividends. Based upon the current annualized monthly dividends for the fourth quarter of 2021, the annual effective yield on MAIN's stock is 6.04%.
- MAIN uses a three-tier approach to its portfolio. This unique strategy allows Main Street to generate a high level of interest income and capital gains from equity investments.

Houston-based Main Street Capital has helped over 200 private companies grow or transition by providing flexible private equity and debt capital solutions.

The company provides “one-stop” capital solutions (private debt and private equity capital) to lower middle market companies and debt capital to middle market companies. Main Street's lower middle market (LMM) companies generally have annual revenues between \$10 million and \$150 million. While Main Street's middle market debt investments are made in businesses that are generally larger in size.

The company's investment portfolio consists of approximately 45% LMM, 29% private loan, 15% middle market and 11% other portfolio investments.

On June 30, 2021, Main Street Capital had 39 middle market clients with an average loan amount of \$12.1 million. The loans total over \$434 million or about 17% of MAIN's total portfolio. Middle market loans are floating rate and match with MAIN's floating rate debt facility. The average 7.7% yield on this group of loans is 4.25% higher than Main Street's debt used to fund the loans to clients. The 4.25% interest margin is almost pure cash flow that can be used to help pay dividends on MAIN's stock shares.

The largest portion of the portfolio is lower middle market (LMM), where the company takes equity stakes along with providing debt financing. The equity provides a significant boost to the total returns generated. Lower middle market companies are smaller than the typical BDC client and have annual revenues between \$10 and \$150 million. There are over 175,000 companies in this revenue bracket in the U.S., and MAIN has 69 lower middle market clients with loans and equity investments worth \$1.3 billion. The loans to the companies in this part of the portfolio have an average yield of 11.4%.

The equity position gives an average 39% ownership of the client companies. The equity stakes are what have allowed MAIN's net asset value (NAV) to increase from \$12.85 in 2007 to \$23.42 on June 30, 2021 – 82% growth.

The equity investments are what set MAIN apart from most other BDCs. The rules under which these companies operate prevent them from setting aside loan loss reserves. Because a BDC makes higher risk loans, there will be loan losses. These losses have a direct negative effect on a BDC's book or net asset value. That is why most BDCs struggle to maintain their book values compared to the growing value built by Main Street Capital.

In recent years, Main Street has been growing what it calls its Private Loan Portfolio. These are loans originated through strategic relationships with other investment funds on a collaborative basis and are often referred to in the debt markets as “club deals”. The private loan portfolio makes up 29% (69 loans for \$863.6 million) of the overall MAIN portfolio and carries an average yield of 8.4 %. The loans have floating interest rates and benefit from lower overhead costs.

This three-tier investment portfolio is what sets MAIN apart from the rest of the BDC crowd, and what makes it an income stock for all seasons. The lower middle market client, middle market client, and private loans mix provides a combination of net interest income to support MAIN's very excellent history of dividend payments. Plus, MAIN holds an industry leading position in cost efficiency, with an Operating Expense to Assets Ratio of 1.4%.

The result has been a BDC that has generated both regular dividend growth for investors and special dividends to pay out capital gains as an additional bonus, MAIN pays monthly dividends, smoothing out the cash flow into your brokerage account. MAIN should be a core holding for any income focused investor.

Hercules Capital Inc. (HTGC)

Hercules Capital Inc. (HTGC) is the second of three business development companies (BDCs) in The Dividend Hunter recommendations list.

Hercules is one of two BDCs (and by far the largest with the longest track record) that provides loans to companies sponsored by venture capital firms.

Hercules funds technology companies in various stages of development and works with them on their way to their exit strategies that might include a sale or initial public offering (IPO). HTGC prefers to invest in technology, energy, sustainable and renewable technology, and life sciences.

Since its founding in 2003, it has successfully worked with nearly 500 companies. Hercules has brought billions of dollars of value to the markets.

Hercules has worked with plenty of household names over the years. It currently assists FanDuel in the increasingly popular sports gaming market. It has BrightSource Energy in its renewable's unit, along with American Superconductor (AMSC).

Hercules typically receives equity warrants that pay off when a portfolio company does get bought out or go public. In contrast to many BDCs that have been forced to slash dividend rates in recent years, the HTGC dividend has been level for three years and is 50% higher than it was coming out of the 2008-2009 bear market.

Why I continue to like HTGC: In 2017, Hercules Capital announced a plan to take the company from an internal management set up to using an external manager. It was a serious misstep to try for the externalization as planned. Hercules listened to shareholders and retained the internal management structure.

A Hi-Tech portfolio with income and growth makes Hercules one of the great dividend stocks right now. HTGC has been a publicly traded BDC since 2005 and the dividend has been steady to growing since 2018.

HTGC's portfolio generates high income from financing and equity gains from transactions. The stock has been on a tear lately, returning 52.60% over the last 12 months.

What's more, the company is well positioned for further growth. Hercules recently reported it had \$610 million in liquidity — including \$18.5 million of unrestricted cash and cash equivalents, and \$591.6 million in credit facilities.

The company established a new record for the first half of the year with over \$970 million in gross new debt and equity commitments and total fundings of \$634 million.

What's more, Hercules is working on an active pipeline that currently exceeds \$1 billion of potential investments, which should allow the company to execute on its plan for the foreseeable future.

Compared to its peer group, HTGC held up well during the COVID-19 triggered market sell-off. With a yield of 7.46%, now is an excellent time to pick up shares of this quality BDC.

At the current share price, I see HTGC as a great value with a great yield. HTGC was first recommended in May 2015.

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