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I HATE IT

I hate it when you go reading financial journals, magazines and websites and they start giving advice on what to buy.

I hate it for several reasons.

First, the people making the recommendations RARELY own the stocks they recommend. They're just tossing an idea out and it's up to you to take the risk.

They don't have any skin in the game.

The other reason I hate these types of information sources is they confuse you with dozens of ideas.

Just the other day I was researching an industry... I won't say which one... and I came across a report. I quickly downloaded it and started devouring the information.

Then I quickly realized it was crap.

You see, I thought i'd get a recommendation on what to buy... and instead what I got was a massive list. YEP - 101 stocks that I should research, and buy!

Who are they kidding?

I don't have the time or the patience to research 101 different stocks. That's just insanity.

That's how this report came about... it's the ONE stock I recommend right now. It's the best idea I have... and I actually OWN this stock! Shocking Right!?!

So hold onto your hats, here we go.

My Favorite Stock

If you could only own one stock... just one, what would it be?

It's confession time... I love dividend stocks. I love getting a check from the company... it's Cash on Cash returns... and there's nothing better than CASH!

So, I looked around at the thousands of stocks that pay dividends... ONE jumped out at me... and it's my number one pick.

And it's a REIT

You can't have a discussion of dividend stocks without talking about REITs. REITs are Real Estate Investment Trusts... companies that own real estate properties like hotels, doctors offices, hospitals, and office buildings.

What makes a REIT special?

The REIT is special because the company is subject to a unique quirk in the tax rules... The REIT doesn't have to pay taxes if they pay out 90% of their profits every year.

As a result, REITs have a higher than average payout ratio... and often a higher than average Dividend Yield.

Now REITs are broken into different groups based on what types of real estate they own. You'll find Apartment REITs that own apartments. You'll find Healthcare REITs that own hospitals and doctors offices. There are hotel reits that own.... You guessed it, hotels. There are even mortgage REITs that buy mortgages!

What REIT do I like Best?

Realty Income Corporation (O)

Why?

Let's look at their business:

Right from the website... The company is structured as a REIT, and its monthly dividends are supported by the cash flow from over 5,100 real estate properties owned under long-term lease agreements with regional and national commercial tenants.

Solid. They own real estate 5,100 properties to be exact... and the tenants pay them month after month!

Here's another reason I like them... it's the title of a recent Press release:

Realty Income Announces Dividend Increase Of 3%

Yes, they are increasing the dividend and have been doing so for YEARS! Consider this quote...

"The continued strength of our operating performance has allowed us to increase the dividend for the 100th time since our company's public listing in 1994," said Sumit Roy, President and Chief Executive Officer of Realty Income.

Imagine 100 increases to the dividend!

But, that's not all... I like them for one more reason:

To date, the company has declared 583 consecutive common stock monthly dividends throughout its 50-year operating history and increased the dividend 100 times since Realty Income's public listing in 1994

Monthly Dividends! Yes, you get paid every month! I don't really need to say more... do I? There you go... **Realty Income Corporation (O)** is my number one pick for you to buy today.

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