

Podcast One Sheet for Marv McGuire

Subject: Guest Idea: From Navy Vet to \$12M Raised in Real Estate

Hi,

I'm Marv McGuire, a Husband of 32 years, Father of 4, 25-year Navy veteran, Corporate Sales Leader turned Entrepreneur, and 3-time brain cancer survivor. I help people build legacy wealth using multifamily commercial real estate.



I enjoy speaking about Military Transition planning and retirement, Perseverance, Health and Fitness, the Power of Authentic Relationships and Positive Thinking, and finally, the benefits of investing in multifamily real estate.

My wife and I have raised over \$12M across six deals, helping fellow veterans, federal contractors, and conservative investors find peace of mind through passive income. I have been featured on multiple podcasts focused on real estate, veterans' issues, mindset, and health topics.

Your show caught my attention because you spotlight real, grounded voices in investing—not just the hype. I believe your audience would enjoy a conversation about:

- How my worst landlord moment (a bad tenant, leaky roof, and broken faucet) accelerated my desire to scale passive investing
- The disciplined, risk-aware approach we use, shaped by my military experience and my wife's underwriting expertise
- Why more conservative investors are turning to assisted living and low-volatility multifamily investments
- How we help veterans, federal contractors, and conservative families simplify decision-making and build lasting legacy wealth

Let me know if this sounds like a good fit for your audience. I'd be happy to tailor the episode to your focus.

Thanks again for creating a platform that helps veterans and keeps investing conversations real and useful.

Respectfully,

Marv McGuire

Co-Founder, Heartsill Capital Partners

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