

# Adelante REIT Growth and Income Trust (SERIES 1)

## A 2 YEAR UNIT INVESTMENT TRUST

### Investment Objective

The Trust seeks to provide investors with total return potential. Total return may include dividends, interest, capital appreciation and/or distributions. There is no guarantee that the investment objective of the Trust will be achieved.

### Strategy of Portfolio Selection

The Trust seeks to achieve its objective through investment in the publicly traded common and preferred stock of real estate investment trusts ("REITs") and other companies. A REIT is a company that buys, develops, and/or manages income-producing real estate such as apartments, shopping centers, offices, and warehouses. REITs typically pool the capital of many investors to purchase one or more forms of real estate. The portfolio was selected by Adelante Capital Management LLC (the "Portfolio Consultant"). The Portfolio Consultant sought to select stocks of REITs and companies that it believes may provide sustainable and attractive current income and/or the potential for capital appreciation. In selecting securities for the portfolio, the Portfolio Consultant considered, among other factors, the issuers' general financial condition, competitive positioning, management strength and property-type characteristics. The Portfolio Consultant also sought to use its expertise and knowledge to mitigate risk through diversification, credit analysis, economic analysis and review of sector and industry trends. As used herein, the term "Securities" means the shares of common stocks initially deposited in the Trust and contracts and funds for the purchase of such securities, and any additional securities acquired and held by the Trust pursuant to the provisions of the Trust Agreement. Under normal circumstances, at least 80% of the Trust's net assets will be invested in REITs.

### Description of Portfolio

The portfolio of the Trust contains 21 issues of equity securities of domestic and foreign companies. 100% of the issues are represented by the Sponsor's contracts to purchase.

INCEPTION DATE:	March 28, 2013
TERMINATION DATE:	March 31, 2015
INITIAL OFFER PRICE:	\$10.00
MINIMUM INVESTMENT:	100 units (May vary by selling firm.)
NUMBER OF ISSUES:	21
DISTRIBUTIONS: <sup>1</sup>	Monthly, if any
ESTIMATED NET ANNUAL FIRST YEAR DISTRIBUTION PER UNIT: <sup>2</sup>	\$0.4555
CUSIP (CASH):	83175B100
CUSIP (REINVESTMENT):	83175B118
FEE-BASED CUSIP (CASH):	83175B126
FEE-BASED CUSIP (REINVESTMENT):	83175B134
TICKER:	SMADAX

### Volume Discounts

PURCHASE AMOUNT <sup>3</sup>	SALES CHARGE
Less than \$100,000	3.95%
\$100,000 but less than \$250,000	3.45%
\$250,000 but less than \$500,000	3.20%
\$500,000 but less than \$750,000	2.95%
\$750,000 or greater	2.45%

<sup>1</sup>Distributions, if any, will be made commencing on April 25, 2013. The estimated net annual distribution is expected to decline over time because a portion of the securities included in the portfolio will be sold to pay for organization costs, creation and development fee and deferred sales charge. Distributions will fluctuate as a result of Unitholder redemptions in addition to securities being sold within the portfolio. Distributions are also subject to the ability of issuers to make dividend payments in the future.

<sup>2</sup>Estimated Net Annual First Year Distribution per Unit is computed by dividing the estimated annual income of the underlying securities less the expense per unit by the number of units outstanding. The estimated net annual distributions for subsequent years are expected to be less than estimated distributions for the first year because a portion of the securities included in the Trust portfolio will be sold during the first year to pay for organization costs, the creation and development fee and the deferred sales charge. The actual net annual distributions will vary with changes in the Trust's fees and expenses and income of the underlying securities.

<sup>3</sup>The volume discount is also applied on a unit basis utilizing a breakpoint equivalent in the above table of one unit per \$10. Please see the Trust prospectus for full details. These discounts are only offered during the initial offering period.

CONTINUED ON BACK.

Investors should consider the Trust's investment objective, risks, charges and expenses carefully before investing. The prospectus contains this and other information relevant to an investment in the Trust. Please advise your clients to read the prospectus carefully before they invest. If a prospectus did not accompany this literature, please contact SmartTrust at (888) 505-2872 to obtain a free prospectus.

HENNION & WALSH is a member of FINRA/SIPC.

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## Sales Charges<sup>1</sup> (based on a \$10 public offering price):

### STANDARD ACCOUNTS

Transactional Sales Charges:	Initial	1.00%
	Deferred	2.45%
Creation & Development Fee: <sup>2</sup>		0.50%
Maximum Sales Charge:		3.95%

The deferred sales charge is a charge of \$0.245 per unit and will be deducted in three monthly installments commencing on August 20, 2013. Investors will not be assessed the initial and deferred sales charge for eligible fee-based accounts and must purchase units in a Fee CUSIP. Please see the prospectus for sales charge details.

### FEE/WRAP ACCOUNTS

Creation & Development Fee: <sup>2</sup>	0.50%
Maximum Sales Charge:	0.50%

<sup>1</sup>Percentages are based on a \$10.00 per unit offering price. For unit prices other than \$10.00, percentages of initial sales charge, creation and development fee, and deferred sales charges will vary. Early redemption will still cause payment of the deferred sales charge. The table above shows the initial offering period sales charges only.

<sup>2</sup>The creation and development fee is a charge of \$.050 per unit collected at the end of the initial offering period. If the price you pay exceeds \$10 per unit, the creation and development fee will be less than 0.50%; if the price you pay is less than \$10 per unit, the creation and development fee will exceed 0.50%.

## Portfolio Holdings as of March 28, 2013

### EQUITY SECURITIES — 74.99%

#### Financials — 74.99%

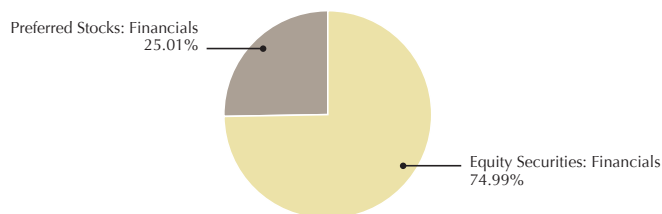
ARI	Apollo Commercial Real Estate Finance Inc.
AVB	AvalonBay Communities Inc.
BMR	BioMed Realty Trust Inc.
CPT	Camden Property Trust
CHSP	Chesapeake Lodging Trust
HCP	HCP Inc.
HCN	Health Care REIT Inc.
HTA	Healthcare Trust of America Inc.
HIW	Highwoods Properties Inc.
HME	Home Properties Inc.
ROIC	Retail Opportunity Investments Corp.
SRC	Spirit Realty Capital Inc.
INN	Summit Hotel Properties Inc.
UL NA	Unibail-Rodamco SA
WRI	Weingarten Realty Investors
WDC AU	Westfield Group

### PREFERRED STOCKS — 25.01%

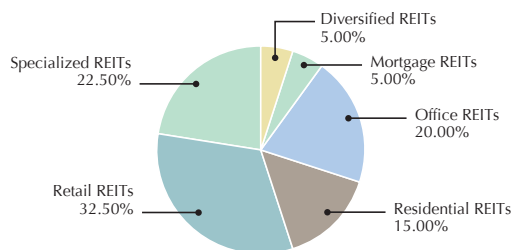
#### Financials — 25.01%

DLR F	Digital Realty Trust, Inc., Series F, 6.625%
GGP A	General Growth Properties, Series A, 6.375%
KRC H	Kilroy Realty Corp., Series H, 6.375%
PSA W	Public Storage, Series W, 5.20%
TCO J	Taubman Centers, Inc., Series J, 6.50%

## Portfolio Allocation by Sector as of March 28, 2013



## Portfolio Allocation by Sub-Industry as of March 28, 2013



## Risk Considerations

Unitholders can lose money by investing in this Trust. The value of the Units and the Securities included in the portfolio can each decline in value. An investment in Units of the Trust should be made with an understanding of the following risks:

- Since the portfolio of the Trust is unmanaged, in general, the Sponsor can only sell Securities under certain extraordinary circumstances, at the Trust's termination or in order to meet redemptions. As a result, the price at which each Security is sold may not be the highest price it attained during the life of the Trust.
- Price fluctuations of particular Securities will change the portfolio's composition throughout the life of the Trust. When cash or a letter of credit is deposited with instructions to purchase Securities in order to create additional Units, an increase in the price of a particular Security between the time of deposit and the time that Securities are purchased will cause the Units to be comprised of less of that Security and more of the remaining Securities. In addition, brokerage fees incurred in purchasing the Securities will be an expense of the Trust and such fees will dilute the existing Unitholders' interests.
- The risk that the financial condition of the issuers of the common stocks in the Trust may become impaired or that the general condition of the stock market may worsen (both of which may contribute directly to a decrease in the value of the Securities and thus in the value of the Units).
- An issuer may be unwilling or unable to declare dividends in the future, or may reduce the level of dividends declared. This may result in a reduction in the value of your Units.
- The Trust invests in shares of REITs. A REIT is a company dedicated to owning and, in some cases, operating income-producing real estate. Some REITs engage in financing real estate. Negative developments in the real estate industry will affect the value of your investment greater than in a more diversified investment.
- Preferred stocks combine some of the characteristics of both stocks and bonds. Like bonds, the preferred stocks selected for the portfolio pay a fixed rate of income and are sold on the basis of yield. However, like common stocks, they are traded on major exchanges. Preferred stocks are "senior securities" which have preference over common stocks, but not debt, of an issuer.
- The Trust is considered to be concentrated in securities issued by companies in the financials sector. Negative developments in this sector will affect the value of your investment more than would be the case in a more diversified investment.
- Securities of foreign companies held by the Trust present risks beyond those of U.S. issuers. These risks may include market and political factors related to the company's foreign market, international trade conditions, less regulation, smaller or less liquid markets, increased volatility, differing accounting practices and changes in the value of foreign currencies.
- The Trust may invest in companies with smaller market capitalizations, which may have less liquid stock and more volatile prices than larger capitalized companies. Such companies also tend to have unproven track records and, to a certain extent, are more likely to perform less well or fail than companies with larger market capitalizations.
- The sponsor may offer successive Trusts with similar portfolios thereby allowing the investor to pursue the same strategy over a number of years. Investors should consider their ability to pursue investing in successive Trusts, if available. There may be tax consequences associated with investing in the Trust and rolling over an investment from one Trust to the next.