

Adelante REIT Growth and Income Trust

Series 10

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.

Investment Strategy

The trust seeks to achieve its objective through investment in the common and preferred stock of real estate investment trusts and similar real estate-related companies ("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.

Description of Portfolio

INCEPTION DATE:	December 13, 2016
TERMINATION DATE:	December 13, 2018
INITIAL OFFER PRICE	\$10.00
MINIMUM INVESTMENT	100 units (may vary by selling firm)
NUMBER OF ISSUES:	26
DISTRIBUTIONS: ¹	MONTHLY (if any)
EST. NET ANNUAL 1ST YR DISTRIBUTIONS: ²	\$0.4705 (per unit)

CUSIP (CASH):	83185F 109
CUSIP (REINVESTMENT):	83185F 117
FEE-BASED CUSIP (CASH):	83185F 125
FEE-BASED CUSIP (REINVESTMENT):	83185F 133
TICKER:	SMADJX

Sales Charges³ (based on a \$10 public offering price)

Standard Accounts		
Transactional Sales Charge:	Initial	1.00%
	Deferred	2.45%
Creation & Development Fee ⁴ :		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 June 20, 2017. The initial and deferred sales fees do not apply to fee-based accounts. Please see the prospectus for sales charge details.

Fee/Wrap Accounts		
Creation & Development Fee ⁴ :	\$0.05	
Maximum Sales Charge:	\$0.05	

Volume Discounts

PURCHASE AMOUNT ⁵	SALES CHARGE
Less than \$50,000	3.95%
\$50,000 but less than \$100,000	3.70%
\$100,000 but less than \$250,000	3.45%
\$250,000 but less than \$500,000	3.10%
\$500,000 but less than \$1,000,000	2.95%
\$1,000,000 or greater	2.45%

¹Distributions, if any, will be made commencing on January 25, 2017. 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.

²Estimated 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.

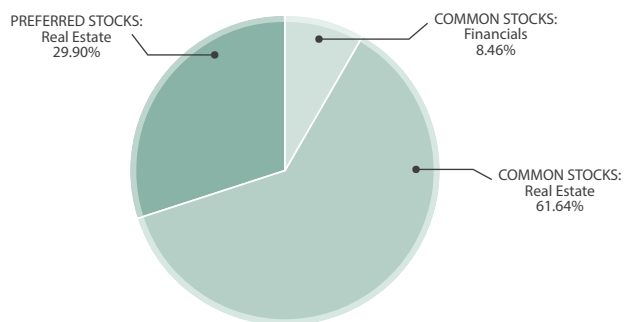
³Percentages are based on a \$10.00 per unit offering price. For unit prices other than \$10.00, percentages of initial sales charge, creation and development fee, and deferred sales charges will vary. Early redemption will still cause payment of the deferred sales charge. The table above shows the initial offering period sales charges only.

⁴The 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%. In addition to the sales charges listed, UITs are subject to annual operating expenses and organization costs.

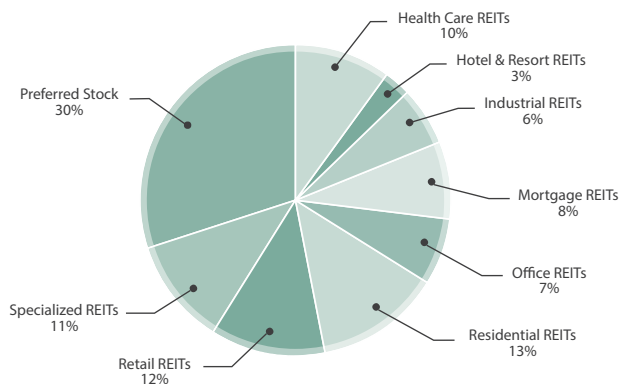
⁵The volume discount is also applied on a unit basis utilizing a breakpoint equivalent in the above table of one unit per \$10. Please see the trust prospectus for full details. These discounts are only offered during the initial offering period.

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 read the prospectus carefully before you invest. If a prospectus did not accompany this literature, please contact SmartTrust at (888) 505-2872 to obtain a free prospectus.

Portfolio Allocation by Sector as of December 13, 2016:



Portfolio Allocation by Sub-Industry as of December 13, 2016:



Portfolio Holdings as of December 13, 2016:

COMMON STOCKS — 70.10%	
Financials — 8.46%	
RESI	Altisource Residential Corporation
ARI	Apollo Commercial Real Estate Finance, Inc.
Real Estate — 61.64%	
ACC	American Campus Communities, Inc.
AIV	Apartment Investment and Management Company
OFC	Corporate Office Properties Trust
DRE	Duke Realty Corporation
DFT	DuPont Fabros Technology, Inc.
EGP	EastGroup Properties, Inc.
EQR	Equity Residential
EXR	Extra Space Storage Inc.
FCPT	Four Corners Property Trust, Inc.
HTA	Healthcare Trust of America, Inc.
KRG	Kite Realty Group Trust
MGP	MGM Growth Properties LLC
NNN	National Retail Properties, Inc.
OHI	Omega Healthcare Investors, Inc.
SPG	Simon Property Group, Inc.
SLG	SL Green Realty Corp.
SUI	Sun Communities, Inc.
HCN	Welltower Inc.
PREFERRED STOCKS — 29.90%	
Real Estate — 29.90%	
AMH D	American Homes 4 Rent, Series D, 6.50%
DLR I	Digital Realty Trust, Inc., Series I, 6.35%
DFT C	DuPont Fabros Technology, Inc., Series C, 6.625%
PEB D	Pebblebrook Hotel Trust, Series D, 6.375%
PSA C	Public Storage, Series C, 5.125%
SHO E	Sunstone Hotel Investors, Inc., Series E, 6.95%

Risk Considerations

Unitholders can lose money by investing in this trust. An investment in units of the trust should be made with an understanding of the risks related to the trust, such as the following:

- Security prices will fluctuate. The value of your investment may fall over time.
- The financial condition of an issuer may worsen or its credit ratings may drop, resulting in a reduction in the value of your units. This may occur at any point in time, including during the initial offering period.
- The issuer of a security may be unwilling or unable to declare dividends in the future or may reduce the level of dividends declared. This may reduce the level of distributions the trust pays which could reduce your income and cause the value of your units to fall.
- Preferred securities combine some of the characteristics of both stocks and bonds. Like bonds, the preferred securities 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 securities are “senior securities” which have preference over common stocks, but not debt, of an issuer.
- The trust is concentrated in securities issued by 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.
- The trust invests significantly in stocks of small and mid-size companies. These stocks are often more volatile and have lower trading volumes than stocks of larger companies. Small and mid-size companies may have limited products or financial resources, management inexperience and less publicly available information.
- The trust is not actively managed. Except in limited circumstances, the trust will hold, and continue to buy, shares of the same securities even if their market value declines.
- 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.