REIT Income Portfolio 2022-3
An alternative strategy unit trust

### Trust specifics

**Deposit information**
- Public offering price per unit: $10.00
- Minimum investment ($250 for IRAs): $1,000.00
- Deposit date: 08/11/22
- Termination date: 08/08/24
- Distribution dates: 25th day of September 2022 and each month thereafter
- Record dates: 10th day of September 2022 and each month thereafter
- Term of trust: 24 months
- Symbol: IVCB8H
- Historical 12 month distributions: $0.2444
- VICR223 Sales charge and CUSIPs

### Brokerage

**Sales charge**
- Deferred sales charge: 2.25%
- Creation and development fee: 0.50%
- Total sales charge: 2.75%
- Last deferred sales charge payment date: 05/10/23

**CUSIPs**
- Cash: 46149Y-46-4
- Reinvest: 46149Y-47-2
- Historical 12 month distribution rate: 2.44%
- Fee-based sales charge: 0.50%

**CUSIPs**
- Fee-based cash: 46149Y-48-0
- Fee-based reinvest: 46149Y-49-8

**Historical 12 month distribution rate**
- Fee-based: 2.50%

Investors in fee-based accounts will not be assessed the deferred sales charge for eligible fee-based purchases and must purchase units with a Fee-based CUSIP.

1 The historical 12 month distributions per unit and each historical 12 month distribution rate of the securities included in the trust are for illustrative purposes only and are not indicative of the trust's actual distributions or distribution rate. The historical 12 month distributions per unit amount is based upon the weighted average of the actual distributions paid by the securities included in the trust over the 12 months preceding the trust's deposit date, and is reduced to account for the effects of fees and expenses which will be incurred when investing in a trust. Each historical 12 month distribution rate is calculated by dividing the historical 12 month distributions amount by the trust's initial $10 public offering price per unit. There is no guarantee the issuers of the securities included in the trust will declare dividends or distributions in the future. Due to the negative economic impact across many industries caused by the recent COVID-19 outbreak, certain issuers of the securities included in the trust may elect to reduce the amount of, or cancel entirely, dividends and/or distributions paid in the future. As a result, the historical 12 month distributions per unit and each historical 12 month distribution rate will likely be higher, and in some cases significantly higher, than the actual distribution rate achieved by the trust. The distributions paid by the trust, as well as the corresponding rates, may be higher or lower than the figures shown due to certain factors that may include, but are not limited to, a change in the dividends or distributions paid by issuers, actual expenses incurred, currency fluctuations, the sale of trust securities to pay any deferred sales charges, trust fees and expenses, variations in the trust's per unit price, or with the call, maturity or the sale of securities in the trust. Distributions made by certain securities in the trust may include non-ordinary income.

### Objective
The Portfolio seeks total return through growth of capital and current income. The Portfolio seeks to achieve its objective by investing in a portfolio of real estate investment trusts (“REITs”).

### Portfolio composition
(As of the business day before deposit date)

<table>
<thead>
<tr>
<th>Diversified</th>
<th>American Tower Corporation</th>
<th>AMT</th>
<th>Crown Castle International Corporation</th>
<th>CCI</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Equinix, Inc.</td>
<td>EQIX</td>
<td>Gaming and Leisure Properties, Inc.</td>
<td>GLPI</td>
</tr>
<tr>
<td></td>
<td>Lamar Advertising Company - CL A</td>
<td>LAMR</td>
<td>SBA Communications Corporation - CL A</td>
<td>SBAC</td>
</tr>
<tr>
<td></td>
<td>VICI Properties, Inc.</td>
<td>VICI</td>
<td></td>
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</tr>
<tr>
<td>Health Care</td>
<td>Healthcare Realty Trust, Inc. · CL A</td>
<td>HR</td>
<td>Physicians Realty Trust</td>
<td>DOC</td>
</tr>
<tr>
<td></td>
<td>Ventas, Inc.</td>
<td>VTR</td>
<td>Welltower, Inc.</td>
<td>WELL</td>
</tr>
<tr>
<td>Industrial</td>
<td>Rexford Industrial Realty, Inc.</td>
<td>REXR</td>
<td>Terreno Realty Corporation</td>
<td>TRNO</td>
</tr>
<tr>
<td>Lodging/Resorts</td>
<td>Hilton Worldwide Holdings, Inc.</td>
<td>HLT</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Office
- Alexandria Real Estate Equities, Inc. | ARE
- Boston Properties, Inc. | BXP

Residential
- American Homes 4 Rent - CL A | AMH
- AvalonBay Communities, Inc. | AVB
- Equity Lifestyle Properties, Inc. | ELS
- Invitation Homes, Inc. | INVH
- Sun Communities, Inc. | SUI
- UDR, Inc. | UDR

Retail
- Brixmor Property Group, Inc. | BRX
- Essential Properties Realty Trust, Inc. | EPRT
- Federal Realty Investment Trust | FRT
- Kimco Realty Corporation | KIM
- Realty Income Corporation | O

Self Storage
- CubeSmart | CUBE
- Life Storage, Inc. | LSI

The trust portfolio is provided for informational purposes only and should not be deemed as a recommendation to buy or sell the individual securities shown above.

### Style breakdown
(As of the business day before deposit date)

- Large Blend 11.46%
- Large Growth 16.72%
- Mid Value 2.25%
- Mid Blend 43.87%
- Mid Growth 17.23%
- Small Blend 8.47%

Source: Morningstar, Inc.

### Equity style analysis

The style characteristics of the Portfolio are determined as of the initial date of deposit. For a complete description of these characteristics refer to the following page.

### Portfolio diversification
(As of the business day before deposit date)

- Diversified 32.72%
- Residential 18.67%
- Health Care 11.76%
- Retail 10.67%
- Industrial 9.62%
- Self Storage 7.32%
- Office 7.27%
- Lodging/Resorts 1.97%

See page 2 for the footnotes on trust specifics.

Not a Deposit Not FDIC Insured Not Guaranteed by the Bank May Lose Value Not Insured by any Federal Government Agency
What is a real estate investment trust?

A real estate investment trust, or REIT, is a publicly traded entity formed for the purpose of acquiring different types of properties with the capital of many investors. Unlike other types of real estate companies, a REIT generally must pay 90% of its taxable income to its shareholders, thus offering the potential for high yields, attractive returns and stable income.

About risk

There is no assurance the trust will achieve its investment objective. An investment in this unit investment trust is subject to market risk, which is the possibility that the market values of securities owned by the trust will decline and that the value of trust units may therefore be less than what you paid for them. Recently, an outbreak of a respiratory disease caused by a novel coronavirus, COVID-19, has spread globally in a short period of time, resulting in the disruption of, and delays in, production and supply chains and the delivery of healthcare services and processes, as well as the cancellation of organized events and educational institutions, quarantines, a decline in consumer demand for certain goods and services, and general concern and uncertainty. COVID-19 and its effects have contributed to increased volatility in global markets, severe losses, liquidity constraints, and lowered yields. The duration of such effects cannot yet be determined but could be present for an extended period of time and may adversely affect the value of your Units. This trust is unmanaged and its portfolio is not intended to change during the trust's life except in limited circumstances. Accordingly, you can lose money investing in this trust. The trust should be considered as part of a long-term investment strategy and you should consider your ability to pursue it by investing in successive trusts, if available. You will realize tax consequences associated with investing from one series to the next.

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.

You could experience dilution of your investment if the size of the Portfolio is increased as Units are sold. There is no assurance that your investment will maintain its proportionate share in the Portfolio's profits and losses.

A portfolio concentrated in a single market sector presents more risk than a portfolio broadly diversified over several market sectors. The Portfolio is concentrated in securities issued by companies in the real estate industry. Companies, which consist primarily of REITs, face risks such as economic recession, over-building, tax law changes, environmental issues, and higher interest rates. Negative developments in the real estate industry will affect the value of your investment more than would be the case in a more diversified investment.

REIT shares do not assure dividend payments. Dividends are paid only when declared by an issuer’s board of directors and the amount of any dividend may vary over time. An issuer may be unwilling or unable to declare dividends in the future, or may reduce the level of dividends declared.

Value, blend and growth are types of investment styles. Growth investing generally seeks stocks that offer the potential for greater-than-average earnings growth, and may entail greater risk than value or blend investing. Value investing generally seeks stocks that may be sound investments but are temporarily out of favor in the marketplace, and may entail less risk than growth investing. A blend investment combines the two styles.