



# REIT Income Portfolio 2020-1

An alternative strategy unit trust

## Trust specifics

### Deposit information

Public offering price per unit <sup>1</sup>	\$10.00
Minimum investment (\$250 for IRAs) <sup>2</sup>	\$1,000.00
Deposit date	02/13/20
Termination date	02/10/22
Distribution dates	25th day of March 2020 and each month thereafter
Record dates	10th day of March 2020 and each month thereafter
Term of trust	24 months
NASDAQ symbol	IAAOJX
Historical 12 month distributions <sup>†</sup>	\$0.24387

### VCSR201 Sales charge and CUSIPs

#### Brokerage

#### Sales charge<sup>3</sup>

Deferred sales charge	2.25%
Creation and development fee	0.50%
Total sales charge	2.75%
Last deferred sales charge payment date	11/10/20

#### CUSIPs

Cash	46146E-46-1
Reinvest	46146E-47-9
Historical 12 month distribution rate <sup>†</sup>	2.43%

#### Fee-based

#### Sales charge<sup>3</sup>

Fee-based sales charge	0.50%
------------------------	-------

#### CUSIPs

Fee-based cash	46146E-48-7
Fee-based reinvest	46146E-49-5
Historical 12 month distribution rate <sup>†</sup> (fee-based)	2.49%

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.

<sup>†</sup> 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. 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").

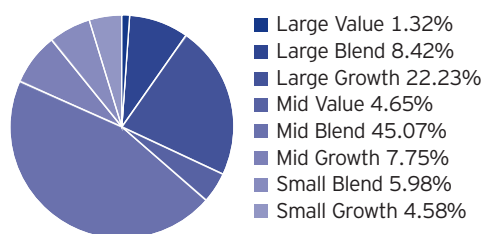
## Portfolio composition (As of the business day before deposit date)

Diversified	Office
American Tower Corporation AMT	Alexandria Real Estate Equities, Inc. ARE
Americold Realty Trust COLD	Boston Properties, Inc. BXP
Crown Castle International Corporation CCI	Hudson Pacific Properties, Inc. HPP
Equinix, Inc. EQIX	
QTS Realty Trust, Inc. - CL A QTS	Residential
Rayonier, Inc. RYN	American Campus Communities, Inc. ACC
VEREIT, Inc. VER	Camden Property Trust CPT
VICI Properties, Inc. VICI	Invitation Homes, Inc. INVH
Vornado Realty Trust VNO	Mid-America Apartment Communities, Inc. MAA
	Sun Communities, Inc. SUI
	UDR, Inc. UDR
Health Care	Retail
Healthpeak Properties, Inc. PEAK	Agree Realty Corporation ADC
Ventas, Inc. VTR	Federal Realty Investment Trust FRT
Industrial	Simon Property Group, Inc. SPG
Prologis, Inc. PLD	Self Storage
Rexford Industrial Realty, Inc. REXR	Extra Space Storage, Inc. EXR
Terreno Realty Corporation TRNO	
Lodging/Resorts	
Sunstone Hotel Investors, Inc. SHO	

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.

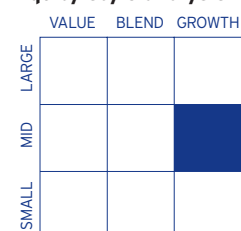
## Style breakdown

(As of the business day before deposit date)



Source: Morningstar, Inc.

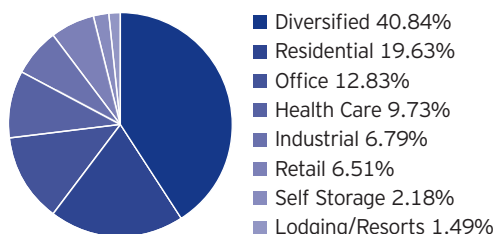
## Equity style analysis



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)



## 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. 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 sector. Companies, which consist primarily of REITs, face risks such as economic recession, over-building, tax law changes, environmental issues, and higher interest rates.

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.

1 Including sales charges. As of deposit date.

2 Represents the value of 100 units on the deposit date. The value of the minimum investment amount of 100 units may be greater or less than \$1,000.00 following the deposit date.

3 Assuming a public offering price of \$10 per unit. There is no initial sales charge if the public offering price per unit is \$10 or less. If the public offering price per unit exceeds \$10, an initial sales charge is paid at the time of purchase. The per unit amount of the initial sales charge is 2.75% of the dollar amount that the public offering price per unit exceeds \$10.

---

NOT FDIC INSURED | MAY LOSE VALUE | NO BANK GUARANTEE

***Before investing, investors should carefully read the prospectus and consider the investment objectives, risks, charges and expenses. For this and more complete information about the trust, investors should ask their advisor(s) for a prospectus or download one at [invesco.com/uit](https://www.invesco.com/uit).***

This does not constitute a recommendation of any investment strategy or product for a particular investor. Investors should consult a financial professional before making any investment decisions.

Invesco unit investment trusts are distributed by the Sponsor, Invesco Capital Markets, Inc. and broker dealers including Invesco Distributors, Inc. Both firms are indirect, wholly owned subsidiaries of Invesco Ltd.