

Invests primarily in income-producing asset classes including REITs, MLPs and dividend-paying common stock.

Benchmark: Russell 1000

Inception Date: January 1, 2001

Strategy Assets: \$79.6 Million

Investment Process

Our top-down process determines the allocations among four income-producing asset classes. Our bottom-up process is used for final security selection within each asset class.

Top-Down Process

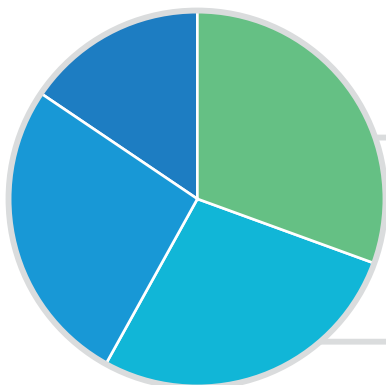
- We examine the relative valuations of dividend-paying common stocks, REITs, Master Limited Partnerships (MLPs) and other income-producing securities to set the optimal asset class allocations.
- We apply quantitative screens to narrow the working universe within each asset class.

Bottom-Up Process

- We perform qualitative analysis on the remaining securities in our working universe to select the final 30-50 securities for the portfolio.

Richard Imperiale Chief Investment Officer

- Over 30 years of investment experience
- A pioneer in alternative investment strategies since 1988
- Author of *Real Estate Investment Trusts: New Strategies for Portfolio Management*
- Leads a team of investment professionals with more than 150 years of total investment experience



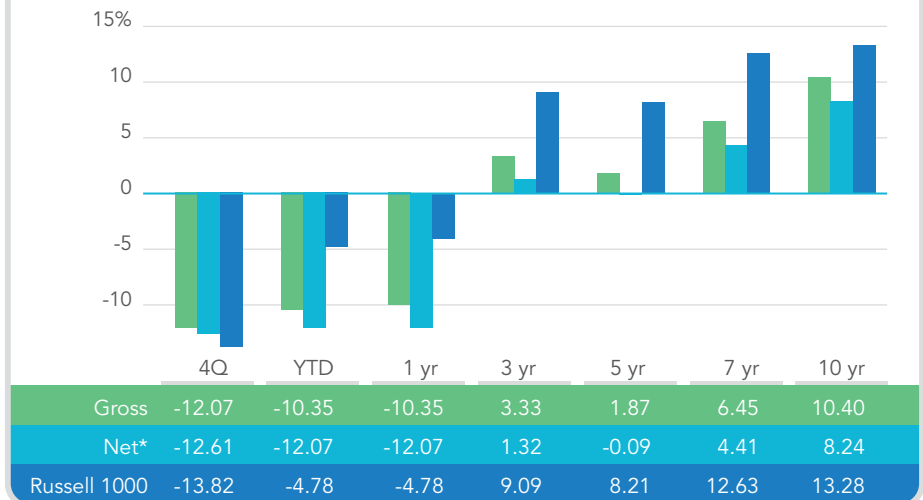
Asset Class Allocation

These allocations may not reflect the current or future holdings of the portfolio.

Common Stock	29.5%
REITs	26.2%
MLPs	25.5%
Other Income	18.8%

Performance

Please read the important information on the reverse side of this fact sheet.



*Net of investment management fees.
Returns for periods greater than one year are annualized.

Statistics

Price/Book	3.95
Forecast P/E	20.2
EPS Growth Rate 5 yr	15%
Long-Term Debt-to-Equity	46%
Price/Sales	3.50
Projected Dividend Growth	8.67%
Weighted Market Cap	38,433 M
Beta vs S&P 500	0.71
Number of Holdings	39
Average Dividend Yield	4.9%

Source: Uniplan Investment Counsel

Top Holdings by Asset Class

Dividend-Paying Common

Cisco Systems Inc.	3.90%
Pfizer Inc	3.53%
Celanese Corp	3.04%

REITs

EPR Properties	3.08%
Crown Castle Int'l Corp	3.06%
Gaming & Leisure Properties	2.97%

MLPs

Enterprise Products Partners	2.82%
Blackstone Group LP	2.59%
Holly Energy Partners LP	2.49%

Other Income

Nustar Energy LP Pfd A	3.02%
Eaton Vance Tax Man	1.89%
Farmland Partners Inc Pfd B	0.97%

Portfolio holdings are subject to change at any time.

Contact us online at uniplanic.com

Advisors & Home Office Partners, call Kris Jamison at 360-210-7068. All other inquiries, call Uniplan at 262-534-3000.

Annual Total Returns

	Gross	Net*	Russell 1000
2018	-10.35	-12.07	-4.78
2017	9.70	7.53	21.69
2016	12.20	10.00	12.05
2015	-9.61	-11.33	0.92
2014	10.01	7.92	13.09
2013	22.13	19.88	33.11
2012	15.59	13.39	16.42
2011	5.16	3.00	1.50
2010	24.05	21.41	16.10
2009	33.15	30.46	28.43
2008	-34.10	-35.69	-37.60
2007	11.68	9.09	5.77
2006	34.13	31.07	15.46
2005	6.14	3.67	6.27
2004	32.21	29.19	11.40

*Net of investment management fees.

10 Year Comparative Return Correlations

	Russell 1000	Russell 2000	Barclays Capital Agg	MSCI EAFE	S&P 500	Uniplan HITR _{K1} Gross
Russell 1000	1.00					
Russell 2000	0.92	1.00				
Barclays Capital Agg	-0.03	-0.06	1.00			
MSCI EAFE	0.90	0.78	-0.06	1.00		
S&P 500	1.00	0.91	-0.05	0.89	1.00	
Uniplan HITR _{K1} Gross	0.86	0.88	0.35	0.74	0.84	1.00

Source: Zephyr Style Advisor

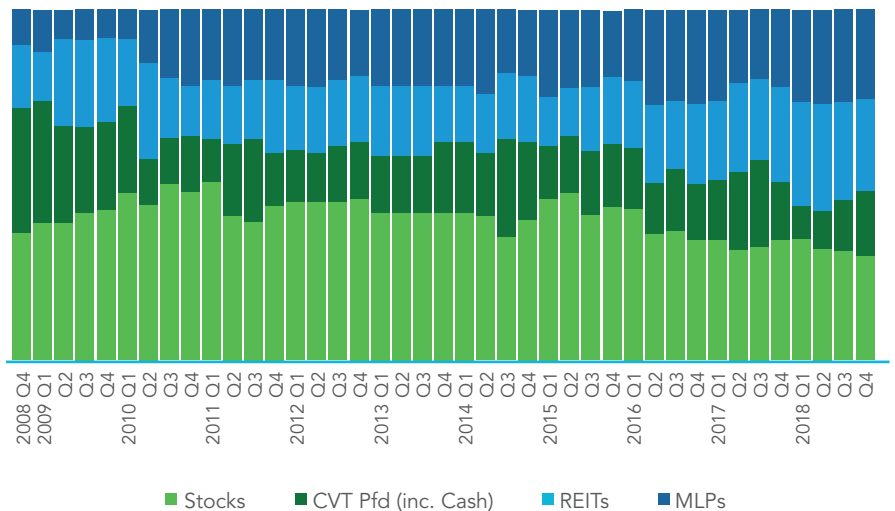
Uniplan HITR Strategy

Competitive Advantages

- A multi-asset class approach that provides diversification, income and total return from alternative and core assets
- Tactical asset allocation based on the relative valuations of the various asset classes to achieve optimal weightings
- Extensive fundamental and qualitative analysis is the basis for final security selection
- An experienced investment team that has managed money in these diverse asset classes for decades

10 Year Historic Target Allocations

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Important Information: 1. Uniplan Investment Counsel is a boutique investment firm, with roots dating back to 1984, that manages a variety of portfolios primarily for US clients. 2. The composite was created January 1, 2001. Performance is calculated in US dollars utilizing a time-weighted total rate of return. Total return for the composite is represented by the asset-weighted returns of the portfolios within the composite. Trade-date valuation is used. 3. Performance is net of all transaction costs and net performance is net of transaction costs and (maximum allowable total) investment management fee, but before any custodial fees (that may be incurred separately by the client). 4. The benchmark for the composite is the Russell 1000 Index that measures the performance of the 1,000 largest companies in the Russell 3000 Index. The Russell 3000 Index represents approximately 98% of the investable US equity market. The index is adjusted to reflect reinvestment of dividends. It is not possible to invest directly in an index. The index figures do not reflect any deductions for fees, expenses or taxes. 5. The dispersion of annual returns is measured by the standard deviation of asset-weighted portfolio returns represented within the composite for the full year. The standard deviation of the gross annual returns for the period January 1, 2001 through December 31, 2018 is 14.19% for the composite and 16.94% for the Russell 1000 Index. 6. The composite does not have a minimum size criterion for composite membership. All fee-paying discretionary accounts with similar investment objectives are included. Leverage is not used in this composite as a means to generate higher returns. There may be non-fee paying portfolios in the composite. Individual account holdings may vary depending on numerous factors including the size of an account, cash flows, and account restrictions. 7. There have been no changes in the personnel responsible for the management of this composite. 8. The composite contains both traditional and wrap fee portfolios. Uniplan has a flexible and negotiable fee schedule reflecting the differences in size, composition and servicing needs of clients' accounts. 9. Uniplan Investment Counsel does not claim GIPS compliance. A complete description of investment advisory fees is contained in Uniplan's Form ADV and is available upon request. Individual account performance may vary from the results shown because of differences in inception date, restrictions and other factors.

Past performance is no guarantee of future results. Investment involves a risk of loss.