

Chilton Capital Management LLC

Form ADV Part 3 – Customer Relationship Summary

Item 1: Introduction: Chilton Capital Management is registered with the Securities and Exchange Commission as an investment adviser. Registration does not imply a certain level of skill or training. Brokerage and investment advisory services and fees differ, and it is important for you to understand the difference. Free and simple tools are available to research firms and financial professionals at Investor.gov/CRS which also provides educational materials about broker-dealers, investment advisers, and investing.

Item 2: Relationships and Services: Chilton Capital Management is a fiduciary and offers investment advisory services to retail investors. Our firm primarily offers the following investment advisory services to retail clients: portfolio management (we review your portfolio, investment strategy, and investments); financial planning (we assess your financial situation and provide advice to meet your goals). As part of our standard services, we typically monitor client accounts on a daily basis. We want to meet with you at least annually but prefer to meet quarterly or on an ad hoc basis in case we need to make changes based upon your financial situation. We offer both discretionary advisory services where we exercise investment discretion, meaning we buy and sell investments in your account, without asking you in advance, and non-discretionary services where we give advice and you decide what investments to buy and sell. We have no formal account minimums, size restrictions or other requirements to open or maintain account(s), and we seek clients who prefer a long-term investment focus. We limit the types of investments that are recommended since not every type of investment vehicle is needed to create an appropriate portfolio. We generally seek to manage client accounts using investments, which may include US and non-US Stocks, domestic and non-US Exchange-Traded Funds (ETFs), fixed income securities, Master Limited Partnerships (MLPs), and Real Estate Investment Trusts (REITs). Other firms could provide advice on a wider range of choices, some of which might have lower costs.

Item 2: Fees, Costs, Conflicts, and Standard of Conduct?:

If you open an investment advisory account with us, you will be charged an on-going asset-based fee based on the value of cash and investments in the advisory account. The fees you will be charged are assessed quarterly in advance.

The fee-schedule for Separate Accounts in the Equity and Balanced, Growth & Income, or REIT strategies is as follows:

- 1.00 percent per annum (0.250% per quarter) of the first \$4,000,000, and
- 0.70 percent per annum (0.175% per quarter) of the next \$6,000,000, and
- 0.50 percent per annum (0.125% per quarter) of amounts above \$10,000,000.

The fee-schedule for Separate Accounts invested in the High-Quality Tax Exempt or Fixed Income strategy is as follows:

- 0.55 percent per annum (0.1375% per quarter) of the first \$3,000,000, and
- 0.40 percent per annum (0.1% per quarter) of amounts above \$3,000,000.

The fee-schedule for Separate Accounts invested in the ETF Strategy is as follows:

- 0.50 percent per annum (0.125% per quarter) on all assets.

You will pay transaction-based fees when we buy and sell an investment for you in addition to the principal fees we charge you for our advisory accounts. Such transaction-based fees may include commissions paid to broker-dealers for buying or selling investments. You will pay fees to a broker-dealer or bank that holds your assets (called “custody”). You will pay fees and costs whether you make or lose money on your investments. Fees and costs will reduce any amount of money you make on your investments over time. Please make sure you understand what fees and costs you are paying.

When we act as your investment adviser, we have to act in your best interest and not put our interest ahead of yours. We do not offer proprietary investment products (investments that are issued, sponsored, or managed by an advisor such as Chilton, that receives a fee) with the exception of collective investment trusts that we sub-advise and make available to you. If you invest in the Mutual Fund that we sub-advise, we rebate back that fee to you quarterly.

How do your professionals make money? Our Client Wealth Advisors are paid a cash salary and may receive additional compensation. Generally, compensation is related to the amount of client assets serviced by our professionals. This presents a potential conflict of interest in that our professionals are incentivized to encourage you to increase the amount of assets in your account(s) managed by us or to otherwise transition accounts/assets to our management.

Item 4: Disciplinary History

Certain of our professionals have disclosures reported in their Form U4. Visit Investor.gov/CRS for a free and simple search tool to research us and our financial professionals

Item 5: Additional Information

We encourage you to seek out additional information about our investment advisory services and to request a copy of this relationship summary through our website at <https://www.chiltoncapital.com> or call us at (713) 650-1996. Additional information on our investment advisory services, on our Form ADV Part 1A and Part 2A Brochures are also available on adviserinfo.sec.gov or Investor.gov using our CRD # 104592.