

Form CRS/ADV Part 3 Customer Relationship Summary

Item 1. Introduction

Chilton Capital Management LLC is registered with the Securities and Exchange Commission as an investment adviser. 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 www.investor.gov/CRS, which also provides educational materials about broker-dealers, investment advisers, and investing.

Item 2. Relationships and Services: What investment services and advice can you provide me?

Chilton Capital Management is a fiduciary and offers portfolio management and financial planning advisory services to retail investors. We will discuss with you your investment goals, design with you a strategy to achieve your goals and regularly monitor your account. We will manage your account on a discretionary basis (which means that we can buy and sell investments in your account without asking you in advance) and/or a non-discretionary basis (which means that we will obtain approval from you prior to executing any transactions so you make the ultimate decision regarding the timing, purchase or sale of investments).

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, fixed income securities, Master Limited Partnerships, Real Estate Investment Trusts, and private investments for clients who meet certain criteria. All private fund investors are provided offering documents prior to making an investment. We do not offer proprietary investment products with the exception of collective investment trusts that we sub-advise and make available to you.

We will continue our advisory services to you until terminated pursuant to the terms of your executed Advisory Agreement. 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. For more information, we recommend reading Items 4 and 7 of our Form ADV, Part 2A, which is available online at <https://adviserinfo.sec.gov/firm/summary/104592>

Questions to Ask Us:

- *Given my financial situation, should I choose an investment advisory service? Why or why not?*
- *How will you choose investments to recommend to me?*
- *What is your relevant experience, including your licenses, education or other qualifications?*
- *What do those qualifications mean?*

Item 3. Fees, Costs, Conflicts, and Standard of Conduct : What fees will I pay?

If you open an investment advisory account with us, you will be charged an on-going asset-based fee calculated on the value of cash and investments in your advisory account paid by you quarterly in advance or in arrears. The asset-based fee reduces the value of your account and will be generally deducted from your account. Some investments (such as mutual funds) impose additional fees that will reduce the value of your investment over time. This creates a conflict of interest because the more assets you have in your advisory account, the more you will pay in total fees. We therefore have an incentive to increase the assets in your account in order to increase our fees.

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 services. Such transaction-based fees may include commissions paid to broker-dealers for buying or selling investments. The asset-based fees you will pay for our wrap fee program will include most transactions, costs and fees to a broker-dealer or bank that has custody of your assets and therefore are higher than a typical asset-based advisory fee. If you invest in the Mutual Fund that we sub-advise, we rebate back that fee to you quarterly.

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You will also pay fees to a broker-dealer or bank that will hold your assets (called “custody”). You pay our advisory fee even if there were no transactions within the account. You may also pay fees and costs applicable to common categories such as custodian fees, account maintenance fees, fees related to mutual funds and other transactional fees and product-level fees. 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. [For more information](https://adviserinfo.sec.gov/firm/summary/104592), we recommend reading our ADV 2A, Item 5 which is available online at <https://adviserinfo.sec.gov/firm/summary/104592>

Questions to Ask Us:

- *Help me understand how these fees and costs will affect my investments. If I give you \$10,000 to invest, how much will go to fees and costs and how much will be invested for me?*
- *What are your legal obligations to me when acting as my investment adviser? How else does your firm make money and what conflicts of interest do you have?*

When we act as your investment adviser, we have to act in your best interest and not put our interest ahead of yours. At the same time, the way we make money creates some conflicts with your interests. You should understand and ask us about these conflicts because they can affect the investment advice we provide you. Here are some examples to help you understand what this means.

Investment Accounts: We get paid based on the assets in your account. We may recommend that you add assets or funds into that account. Even though that advice may be in your best interest, that advice is conflicted because the more money in your account, the more we would collect in fees from you. [For more information](https://adviserinfo.sec.gov/firm/summary/104592), we recommend reading Items 5, 6, and 11 of our Form ADV Part 2A, which is available online at <https://adviserinfo.sec.gov/firm/summary/104592>

Question to Ask Us: How might your conflicts of interest affect me, and how will you address them?

How do your financial professionals make money? Our 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 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. [For more information](https://adviserinfo.sec.gov/firm/summary/104592), we recommend reading our ADV Part 2A, Items 4 and 10 which is available online at <https://adviserinfo.sec.gov/firm/summary/104592>

Item 4. Disciplinary History: Do you or your financial professionals have legal or disciplinary history?

Yes. Please visit [Investor.gov/CRS](https://investor.gov/CRS) for a free and simple search tool to research Chilton Capital Management and our financial professionals.

Question to Ask Us: As a financial professional, so you have any disciplinary history? For what type of conduct?

Item 5. Additional Information

To find additional information about Chilton such as a full copy of our ADV 2A, or to request a copy of this relationship summary please to go <https://www.chiltoncapital.com> or call us at (713) 650-1996.

Questions to Ask Us

- *Who is my primary contact person?*
- *Is he or she a representative of an investment adviser or a broker-dealer?*
- *Who can I talk to if I have concerns about how this person is treating me?*