

[] Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. *See* Instruction 1(b).

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reporting Person *					2. Issuer Name and Ticker or Trading Symbol							ool	5. Relationship of Reporting Person(s) to Issuer (Check all applicable)						
Eldridge Industries, LLC					ESSENTIAL PROPERTIES REALTY TRUST, INC. [EPRT]							LTY	Director	nicaoic)	_x_1	0% Owner			
(Last	(Last) (First) (Middle)						3. Date of Earliest Transaction (MM/DD/YYYY)							Officer (giv	e title below	r)O	ther (specify	below)	
600 STEAMBOAT ROAD					6/25/2018														
(Street)				4.	4. If Amendment, Date Original Filed (MM/DD/YYYY)							D/YYY	6. Individual or Joint/Group Filing (Check Applicable Line)						
GREENWICH, CT 06830 (City) (State) (Zip)													Form filed by One Reporting Person X Form filed by More than One Reporting Person						
			Table I	- Non-Do	eriva	ative Secu	ırities	Ac	quire	ed, D	Dispos	sed o	of, or E	Ben	neficially Owne	ed			
1. Title of Security (Instr. 3)			. Trans. Dat	Trans. Date 2A. Deeme Execution Date, if any			s. Co 3)		or Di	or Disposed of (D)		Amount of Securities Beneficially Owned ollowing Reported Transaction(s) nstr. 3 and 4)		6. Ownership Form: Direct (D)	7. Nature of Indirect Beneficial Ownership				
							Code		v	Am	ount	(A) (D)		e					(Instr. 4)
Common Stock 6/25/20				6/25/2018	18		P			7785	6611	A	\$14		7785611			I (2)	by Security Benefit Life Insurance Company
	Tal	ble II - Dei	rivative S	Securities	Ber	neficially	Owne	d (e.g. ,	put	s, call	ls, w	arrant	ts, c	options, conve	rtible sec	urities)		
1. Title of Derivate Security (Instr. 3)	2. Conversion or Exercise Price of Derivative	3. Trans. Date	3A. Deeme Execution Date, if an	4. Trans. Code (Instr. 8)	Derivative		Securities (A) or of (D)		6. Date Exercisable and Expiration Date			7. Title and Am- Securities Unde Derivative Secu (Instr. 3 and 4)		nderlying Security	8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned	10. Ownership Form of Derivative Security:	11. Nature of Indirect Beneficial Ownership (Instr. 4)	
	Security			Code	V	(A)	(I	Date Exerci		Expiration Date		ition	Title		Amount or Number of Shares		Following Reported Transaction(s) (Instr. 4)	Direct (D) or Indirect (I) (Instr. 4)	
OP Units (1)	<u>(1)</u>	6/25/2018		P		1142960			<u>(1</u>	<u>)</u>	<u>(1</u>)	Commo Stock		1142960	\$14	1142960	I (2)	by Security Benefit Life Insurance Company
OP Units (1)	(1)								<u>(1</u>	J	<u>(1</u>	J	Commo Stock		17913592		17913592	I (3)	by EPRT Holdings, LLC (3)

Explanation of Responses:

- (1) Each OP Unit represents a unit of limited partnership interest in Essential Properties, L.P., the operating partnership through which the Issuer conducts its operations. Each OP Unit is redeemable for cash or, at the election of the Issuer, shares of common stock of the Issuer on a one-for-one basis, beginning one year after the issuance of the OP Units. The OP Units have no expiration date.
- (2) These Shares and OP Units are held directly by Security Benefit Life Insurance Company. Eldridge Industries, LLC, as the indirect control person over Security Benefit Life Insurance Company, is deemed to beneficially own the Shares and OP Units held directly by Security Benefit Life Insurance Company. Todd L. Boehly, the indirect controlling member of Eldridge Industries, LLC, may be deemed to have voting and dispositive power with respect to the Shares and OP Units beneficially owned by Eldridge Industries, LLC. Mr. Boehly disclaims beneficial ownership of the Shares and OP Units beneficially owned by Eldridge Industries, LLC, except to the extent of his pecuniary interest therein.
- (3) These OP Units are held directly by EPRT Holdings, LLC. EPRT Holdings, LLC is indirectly controlled by Eldridge Industries, LLC. Todd L. Boehly, the indirect controlling member of Eldridge Industries, LLC, may be deemed to have voting and dispositive power with respect to the OP Units beneficially owned by EPRT Holdings, LLC. Mr. Boehly disclaims beneficial ownership of the OP Units held by EPRT Holdings, LLC, except to the extent of his pecuniary interest therein.

Reporting Owners	

Reporting Owner Name / Address	Relationships						
Reporting Owner Name / Address	Director	10% Owner	Officer	Other			
Eldridge Industries, LLC							
600 STEAMBOAT ROAD		X					
GREENWICH, CT 06830							
EPRT Holdings, LLC							
600 STEAMBOAT ROAD		X					
GREENWICH, CT 06830							
Boehly Todd L							
600 STEAMBOAT ROAD		X					
GREENWICH, CT 06830							

Signatures

Eldridge Industries, LLC, By: /s/ Todd Boehly, Manager	6/27/2018	
**Signature of Reporting Person	Date	
EPRT Holdings, LLC, By: /s/ Anthony D. Minella, Manager	6/27/2018	
**Signature of Reporting Person	Date	
/s/ Todd L. Boehly	6/27/2018	
***Signature of Reporting Person	Date	

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

- * If the form is filed by more than one reporting person, see Instruction 4(b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.