

FORM 4

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

OMB APPROVAL
OMB Number: 3235-0287
Estimated average burden
hours per response... 0.5

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

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 * Eldridge Industries, LLC (Last) (First) (Middle) 600 STEAMBOAT ROAD (Street) GREENWICH, CT 06830 (City) (State) (Zip)	2. Issuer Name and Ticker or Trading Symbol ESSENTIAL PROPERTIES REALTY TRUST, INC. [EPRT]	5. Relationship of Reporting Person(s) to Issuer (Check all applicable) <input type="checkbox"/> Director <input checked="" type="checkbox"/> 10% Owner <input type="checkbox"/> Officer (give title below) <input type="checkbox"/> Other (specify below)
3. Date of Earliest Transaction (MM/DD/YYYY) <p align="center">7/17/2019</p>		6. Individual or Joint/Group Filing (Check Applicable Line) <input type="checkbox"/> Form filed by One Reporting Person <input checked="" type="checkbox"/> Form filed by More than One Reporting Person
4. If Amendment, Date Original Filed (MM/DD/YYYY)		

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	2. Trans. Date	2A. Deemed Execution Date, if any	3. Trans. Code (Instr. 8)		4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)			5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price			

Table II - Derivative Securities Beneficially Owned (e.g. , puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Trans. Date	3A. Deemed Execution Date, if any	4. Trans. Code (Instr. 8)		5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	6. Date Exercisable and Expiration Date		7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form of Derivative Security: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	V		Date Exercisable	Expiration Date	Title	Amount or Number of Shares				
OP Units (1)	(1)	7/17/2019		J (2)		553847	(1)	(1)	Common Stock	553847	(2)	17359745	I (3)	By EPRT Holdings, LLC (3)
OP Units (1)	(1)						(1)	(1)	Common Stock	1142960		1142960	I (4)	By Security Benefit Life Insurance Company (4)

Explanation of Responses:

- (1) Each OP Unit represents a unit of limited partnership interest in Essential Properties, L.P., the operating partnership through which Essential Properties Realty Trust, Inc. (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. The OP Units have no expiration date.
- (2) This transaction represents an in-kind distribution of OP Units of the Issuer by EPRT Holdings, LLC ("EPRT") to certain members of EPRT in exchange for the redemption of such members' interests in EPRT.
- (3) These OP Units are held directly by EPRT. EPRT is indirectly controlled by Eldridge Industries, LLC ("Eldridge"). Todd L. Boehly, the indirect controlling member of Eldridge, may be deemed to have voting and dispositive power with respect to the OP Units beneficially owned by EPRT and Eldridge. Mr. Boehly disclaims beneficial ownership of the OP Units held by EPRT, except to the extent of his pecuniary interest therein.
- (4) These OP Units are held directly by Security Benefit Life Insurance Company ("SBL"). Eldridge, as the indirect control person of SBL, is deemed to beneficially own the OP Units held directly by SBL. Todd L. Boehly, the indirect controlling member of Eldridge, may be deemed to have voting and dispositive power with respect to the OP Units beneficially owned by Eldridge. Mr. Boehly disclaims beneficial ownership of the OP Units beneficially owned by Eldridge, except to the extent of his pecuniary interest therein.

Reporting Owners

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

EPRT Holdings, LLC 600 STEAMBOAT ROAD GREENWICH, CT 06830		X		
Boehly Todd L 600 STEAMBOAT ROAD GREENWICH, CT 06830		X		

Signatures

ELDRIDGE INDUSTRIES, LLC, Name: /s/ Todd Boehly

7/19/2019

--Signature of Reporting Person

Date

EPRT HOLDINGS, LLC, Name: /s/ Anthony D. Minella, Title: Manager

7/19/2019

--Signature of Reporting Person

Date

/s/ Todd L. Boehly

7/19/2019

--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.

Form 4 Joint Filer Information

Name: EPRT Holdings, LLC
Address: 600 Steamboat Road
Greenwich CT 06830
Date of Event Requiring Statement: 07/17/19

Name: Todd L. Boehly
Address: 600 Steamboat Road
Greenwich CT 06830
Date of Event Requiring Statement: 07/17/19