

Owens Realty Mortgage, Inc.  
Form SC 13G  
February 13, 2019

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

**SCHEDULE 13G**

**Under the Securities Exchange Act of 1934  
(Amendment No. \_\_\_\_\_)\***

Owens Realty Mortgage

(Name of Issuer)

Common Stock

(Title of Class of Securities)

690828108

(CUSIP Number)

1460 4th Street, Suite 300, Santa Monica, CA, 90401

(Name, Address and Telephone Number of Person  
Authorized to Receive Notices and Communications)

12/31/2018

(Date of Event which Requires Filing of this Statement)

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Check the appropriate box to designate the rule pursuant to which this Schedule is filed:

Rule 13d-1(b)

Rule 13d-1(c)

Rule 13d-1(d)

\* The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter disclosures provided in a prior cover page.

The information required on the remainder of this cover page shall not be deemed to be "filed" for the purpose of Section 18 of the Securities Exchange Act of 1934 ("Act") or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act (however, see the Notes).

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NAMES OF REPORTING PERSONS

1. I.R.S. IDENTIFICATION NOS. OF ABOVE PERSONS (ENTITIES ONLY)

Almitas Capital LLC

CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP

2. (see instructions)

(a) ..

(b) ..

3. SEC USE ONLY

CITIZENSHIP OR PLACE OF ORGANIZATION

4. U.S.

	5.	SOLE VOTING POWER
		448,096
	6.	SHARED VOTING POWER
		448,096
NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH	7.	SOLE DISPOSITIVE POWER
		448,096
	8.	SHARED DISPOSITIVE POWER
		448,096

9. AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

448,096

10. CHECK IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES  
(see instructions) ..

PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)

11. 5.28%

12.

TYPE OF REPORTING PERSON (see instructions)

IA

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**Item 1.**

- (a) Name of Issuer  
Owens Realty Mortgage
- (b) Address of Issuer's Principal Executive Offices  
2221 Olympic Blvd., Walnut Creek, CA, 94595

**Item 2.**

- (a) Name of Person Filing  
Ronald Mass
- (b) Address of the Principal Office or, if none, residence  
1460 4th Street, Suite 300, Santa Monica, CA, 90401
- (c) Citizenship  
U.S.
- (d) Title of Class of Securities  
Common Stock
- (e) CUSIP Number  
690828108

**Item 3. If this statement is filed pursuant to §§240.13d-1(b) or 240.13d-2(b) or (c), check whether the person filing is a:**

- (a) " Broker or dealer registered under section 15 of the Act (15 U.S.C. 78o).
- (b) " Bank as defined in section 3(a)(6) of the Act (15 U.S.C. 78c).
- (c) " Insurance company as defined in section 3(a)(19) of the Act (15 U.S.C. 78c).
- (d) " Investment company registered under section 8 of the Investment Company Act of 1940 (15 U.S.C. 80a-8).
- (e)  An investment adviser in accordance with §240.13d-1(b)(1)(ii)(E);

- (f) " An employee benefit plan or endowment fund in accordance with §240.13d-1(b)(1)(ii)(F);
- (g)" A parent holding company or control person in accordance with §240.13d-1(b)(1)(ii)(G);
- (h)" A savings associations as defined in Section 3(b) of the Federal Deposit Insurance Act (12 U.S.C. 1813);
- (i) .. A church plan that is excluded from the definition of an investment company under section 3(c)(14) of the Investment Company Act of 1940 (15 U.S.C. 80a-3);
- (j) " Group, in accordance with §240.13d-1(b)(1)(ii)(J).

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**Item 4. Ownership.**

Provide the following information regarding the aggregate number and percentage of the class of securities of the issuer identified in Item 1.

- (a) Amount beneficially owned: 448,096.
- (b) Percent of class: 5.28%
- (c) Number of shares as to which the person has: 448,096.
  - (i) Sole power to vote or to direct the vote 448,096.
  - (ii) Shared power to vote or to direct the vote 448,096.
  - (iii) Sole power to dispose or to direct the disposition of 448,096.
  - (iv) Shared power to dispose or to direct the disposition of 448,096.

*Instruction.* For computations regarding securities which represent a right to acquire an underlying security *see* §240.13d-3(d)(1).

**Item 5. Ownership of Five Percent or Less of a Class.**

If this statement is being filed to report the fact that as of the date hereof the reporting person has ceased to be the beneficial owner of more than five percent of the class of securities, check the following .

*Instruction.* Dissolution of a group requires a response to this item.

**Item 6. Ownership of More than Five Percent on Behalf of Another Person.**

None/Not Applicable

**Item 7. Identification and Classification of the Subsidiary Which Acquired the Security Being Reported on By the Parent Holding Company.**

None/Not Applicable

**Item 8. Identification and Classification of Members of the Group.**

None/Not Applicable

**Item 9. Notice of Dissolution of Group.**

None/Not Applicable



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**Item 10. Certification.**

- The following certification shall be
- (a) included if the statement is filed pursuant to §240.13d-1(b):

By signing below I certify that, to the best of my knowledge and belief, the securities referred to above were acquired and are held in the ordinary course of business and were not acquired and are not held for the purpose of or with the effect of changing or influencing the control of the issuer of the securities and were not acquired and are not held in connection with or as a

participant in  
any  
transaction  
having that  
purpose or  
effect.

The following  
certification  
shall be  
(b) included if the  
statement is  
filed pursuant  
to  
§240.13d-1(c):

By signing  
below I  
certify that,  
to the best of  
my  
knowledge  
and belief,  
the securities  
referred to  
above were  
not acquired  
and are not  
held for the  
purpose of  
or with the  
effect of  
changing or  
influencing  
the control  
of the issuer  
of the  
securities  
and were not  
acquired and  
are not held  
in  
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with or as a  
participant in  
any  
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having that  
purpose or  
effect.

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After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

2/12/2019

Date

/s/ Ronald Mass

Signature

Managing Principal

Name/Title