

June 27, 2018



Driving Performance & Maximizing
Stockholder Value

CAUTIONARY STATEMENT REGARDING FORWARD-LOOKING STATEMENTS

IMPORTANT NOTICE:

This presentation contains forward-looking statements, within the meaning of the safe harbor provisions of the United States Private Securities Litigation Reform Act of 1995 (the "Reform Act"). All such forward-looking statements are intended to be subject to the safe harbor and other protections provided by the Reform Act and applicable securities laws. The forward-looking statements included in this presentation reflect Owens Realty Mortgage, Inc.'s ("ORM's" or the "Company's") current views about future events and are subject to numerous known and unknown risks, uncertainties, assumptions and changes in circumstances that may cause ORM's actual results to differ significantly from those expressed in any forward-looking statement and, consequently, readers should not rely on these forward-looking statements as predictions of future events. Statements regarding the following subjects, among others, may be forward-looking: ORM's business and investment strategy; projected dividend yields; ORM's projected expenses and operating results; ORM's projected capital expenditures and construction related expenses; economic, demographic, lending or real estate developments in ORM's markets; early terminations of or non-renewal of leases by

ORM's tenants; ORM's ability to obtain financing arrangements; general volatility of the markets in which ORM participates; construction progress and completion dates, permit, entitlement, zoning and other property related approvals, expected real estate planning and policies of city, county, state, and other regional municipalities, including zoning, land annexation, and building and development approvals, expected listing and sale dates, occupancy rates and dates, and marketability of ORM's real estate assets; ORM's ability to qualify and maintain ORM's qualification as a REIT; market trends in ORM's industry, including interest rates, real estate values, vacancy and absorption rates, lease rates, land, residential and commercial property statistics, regional population and income growth, or the general economy; and statements about ORM's current expectations, plans, strategies, prospects, beliefs, targets, assumptions, and forecasts. Words such as "expect," "target," "assume," "estimate," "project," "budget," "forecast," "anticipate," "intend," "approximate," "plan," "may," "will," "could," "should," "believe," "predicts," "potential," "continue," and similar expressions are intended to identify such forward-looking statements.

Readers are cautioned not to place undue reliance upon any forward-looking statements, which speak only as of the date made. The Company does not guarantee the assumptions underlying such forward-looking statements and does not undertake or accept any obligation to release publicly any updates or revisions to any forward-looking statement to reflect any change in its expectations or any change in events, conditions or circumstances on which any such statement is based. Certain important factors that could cause actual results to differ materially from those contained in the forward-looking statements are included in our periodic reports filed with the Securities and Exchange Commission (the "SEC"). Copies are available on the SEC's website at www.sec.gov. Investors are encouraged to read the following presentation in conjunction with our periodic reports including, without limitation, the Risk Factors section in the Annual Report on Form 10-K for the year ended December 31, 2017. All subsequent written and oral forward-looking statements concerning the Company or matters attributable to the Company or any person acting on its behalf are expressly qualified in their entirety by the cautionary statements above.

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COMPANY OVERVIEW

Owens Realty Mortgage, Inc. is a specialty finance REIT that focuses on the origination, investment and management of small-balance and middle-market commercial real estate loans. In May 2013, ORM completed a reorganization into a publicly-traded REIT

Provides customized, short-term acquisition and transition capital to commercial real estate investors that require speed and flexibility

Invests in US-based commercial real estate loans ranging from \$500K to \$20M in value for terms of 1-3 years and rates ranging 7%-10% (fixed, hybrid and floating)

Externally managed by Owens Financial Group, Inc., a specialized commercial real estate management company that has originated, serviced and managed alternative commercial real estate investments since 1951

EXECUTIVE SUMMARY

Strategy Execution

- ORM is in transition: decreasing real estate assets and increasing loan portfolio
- ORM decreased Management Fee following a 9-month review of strategic alternatives
- ORM is closing the gap between our NAV and stock price

Delivering Stockholder Value

- ORM outperformed its Peer Median and the SNL US REIT Index in Total Shareholder Return since public listing by 93 percentage points ("ppts") and 69.4ppts, respectively
- ORM repurchased approximately \$36.2 million of its stock since its public listing
- ORM paid out ~\$17 million in cash dividends, as of 4/30/18

Highly Qualified Board & Strong Corporate Governance

- Bryan Draper and James Kessler have significant finance, real estate, and commercial lending experience
- Board is 66.7% independent, and with management has a combined 4.48% ownership interest and is heavily vested in ORM's success
- Board adopted several key governance enhancements, including a Board Diversity Policy, majority voting, and a non-executive Chairman

Dissident Group: Short-term Mentality & Intentions Would Destroy Value

- × The Hovde Group's plan leads to **LIQUIDATION** of the Company, destroying stockholder value
- × The Hovde Group is short-term focused, and intends to sell its shares in a year or less and even sold 10,000 shares less than a month ago
- × Despite many misrepresentations of facts by the Hovde Group, the Board repeatedly made efforts to reach a reasonable settlement and avoid a distracting proxy fight

PROTECT YOUR INVESTMENT—VOTE ON THE WHITE PROXY CARD TODAY



BRYAN DRAPER



JAMES KESSLER



Strategy Execution

OWENS IS AMID A SIGNIFICANT POSITIVE TRANSITION

We are executing the transition strategy according to plan, despite significant constraints

- Following the financial crisis, we held an illiquid real estate portfolio due to borrower defaults
- The Board later approved the REIT conversion in order to provide liquidity for LPs and to provide the opportunity to resume commercial mortgage lending activities, with the goal of increasing monthly income and distributions to stockholders
- The Board's strategy was to:
 - Develop, reposition, and enhance real estate assets to maximize yield and marketability
 - Increase liquidity for commercial lending activities through strategic disposition of real estate assets based on property status, market conditions, and REIT tax considerations

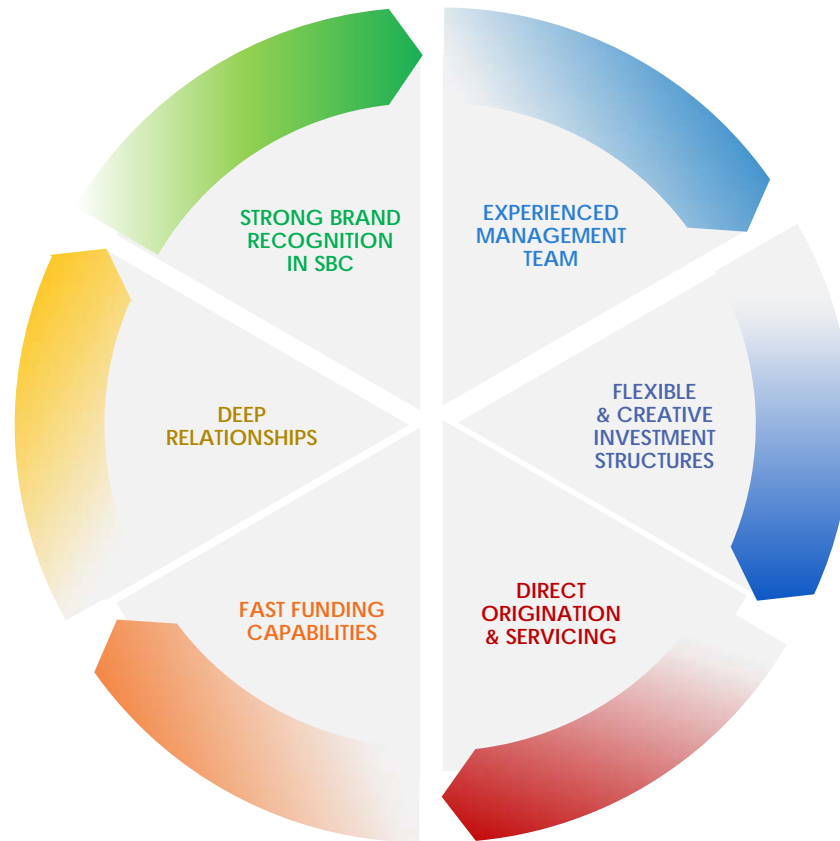
OWENS IS AMID A SIGNIFICANT POSITIVE TRANSITION

We are executing the transition strategy according to plan despite significant constraints

- We have sold a significant portion of our real-estate assets and expect the disposition of remaining real estate assets to be complete by the end of 2019
 - We must sell the Real Estate portfolio according to REIT tax rules to avoid incurring tax penalties
- We are reinvesting the proceeds of the real estate sales into the Commercial Loan Investment Portfolio
 - Driving cash flow to support consistent dividend growth

SIGNIFICANT COMPETITIVE ADVANTAGES

Origination and asset management expertise provide significant speed and flexibility advantages.



STRATEGIC HIGHLIGHTS

Long-term focus on delivering a consistent, competitive risk-adjusted yield to stockholders

Grow Commercial Loan Investment Portfolio

- Capitalize on strong real estate market fundamentals and growing demand for fast and flexible capital solutions
- Focus primarily on first lien positions, targeting 300bp spread between our cost of borrowing and rate on loans based on historic averages

Reinvest Proceeds from Disposition of Real Estate Assets

- Target to substantially complete disposition of real estate assets by the end of 2019
- Reinvest proceeds into portfolio growth

Utilize Incremental Leverage to Finance Growth

- Target 1x-2x stockholder equity
- Maintain and improve balance sheet capacity and flexibility

Drive Cash Flow to Support Consistent Dividend Growth

- Pro forma dividend yield ~ 8.0% at 1x leverage based on the Conservative Estimates (see next slide)
- Long-term opportunities to increase leverage up to 2x resulting in a marked increase in pro forma dividend yield

GROWING DIVIDEND YIELD

Opportunity to increase leverage up to 2x resulting in a marked increase in pro forma dividend yield*

Pro Forma Loan Portfolio Leverage and Return Analysis

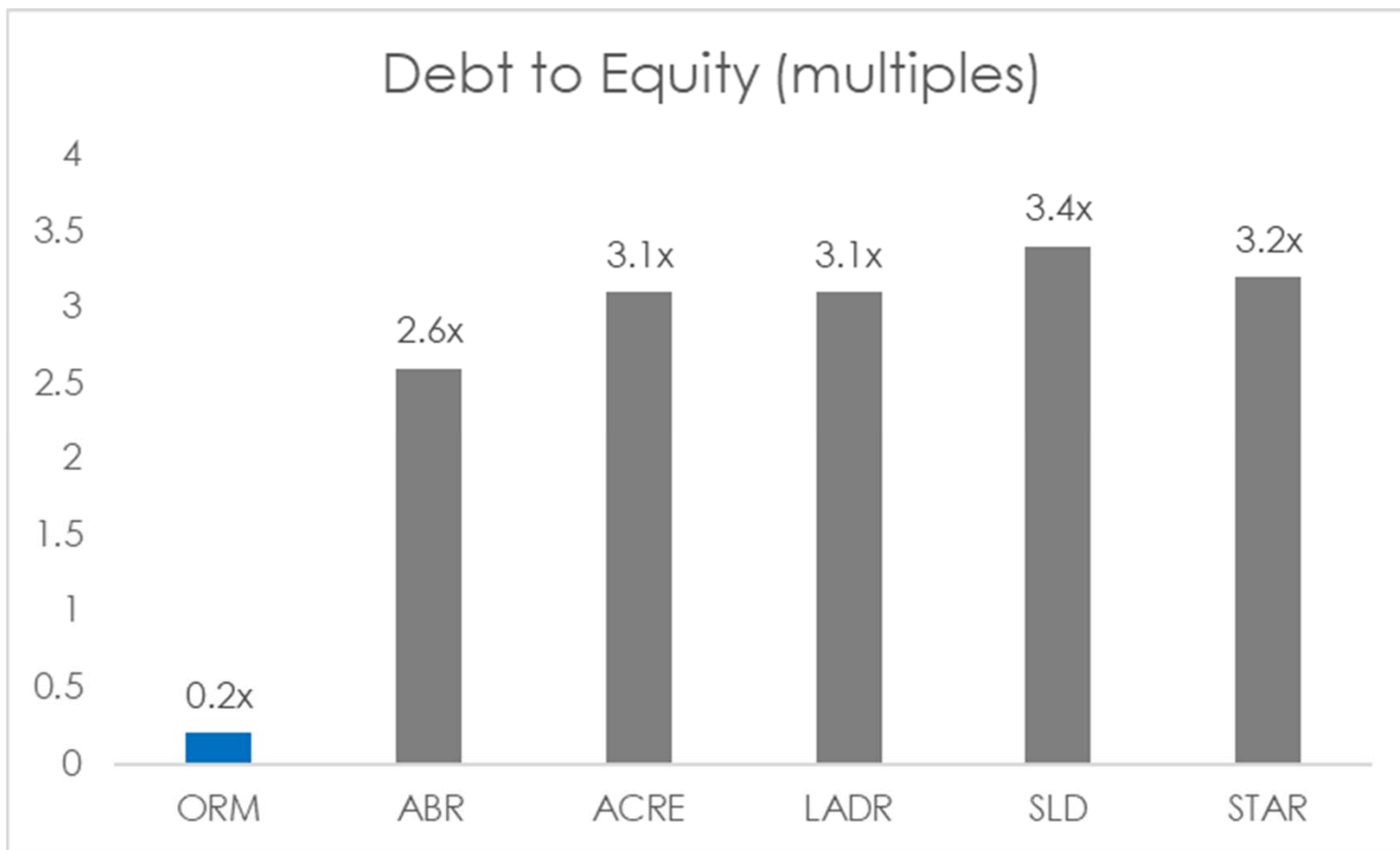
Conservative Estimates			
Description	1.0x Debt/Equity	1.5x Debt/Equity	2.0x Debt/Equity
I. Balance Sheet (\$M)			
Equity capital base	220	\$ 220	\$ 220
Secured bank borrowings	220	330	440
Cash Reserves	7	7	7
Target CRE loan portfolio	\$ 433	\$ 543	\$ 653
Net income	\$ 15.9	\$ 18.4	\$ 20.8
Dividend yield	8.0%	9.3%	10.5%
Net return on equity	7.2%	8.3%	9.5%

Target Estimates			
Description	1.0x Debt/Equity	1.5x Debt/Equity	2.0x Debt/Equity
I. Balance Sheet (\$M)			
Equity capital base	220	\$ 220	\$ 220
Secured bank borrowings	220	330	440
Cash Reserves	7	7	7
Target CRE loan portfolio	\$ 433	\$ 543	\$ 653
Net income	\$ 20.3	\$ 23.8	\$ 27.3
Dividend yield	10.2%	12.0%	13.8%
Net return on equity	9.2%	10.8%	12.4%

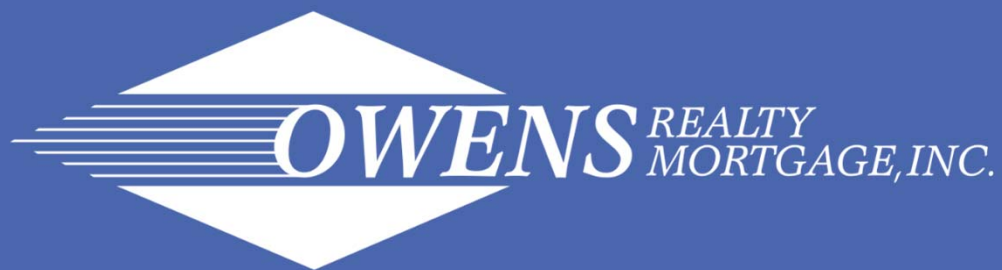
Assumptions

1. Assumes refinancing of current debt facilities into industry standard lines of credit commensurate with current peer-like structures
2. The conservative estimate assumes a 1.0% loan loss factor
3. The target estimate assumes a 0.0% loan loss factor, reflecting the historical loan loss percentage (1988-2009)

ORM'S REASONABLE RISK/RETURN PROFILE RESULTS IN LEVERAGE SIGNIFICANTLY LOWER THAN PEERS

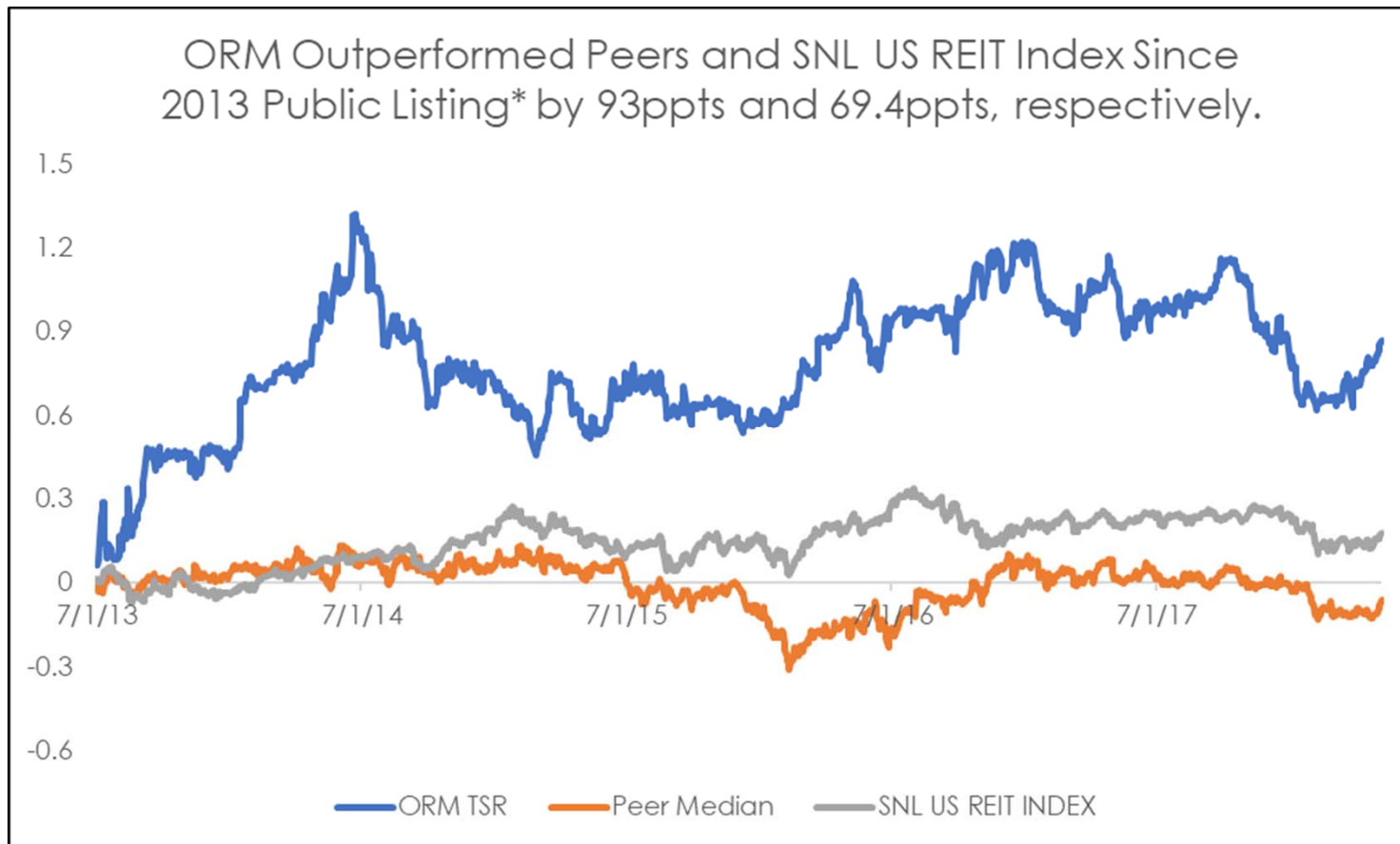


* Pro forma based on recent equity raise
Source: ORM Commercial Mortgage REIT Market Updated 6/25/18



Delivering Stockholder Value

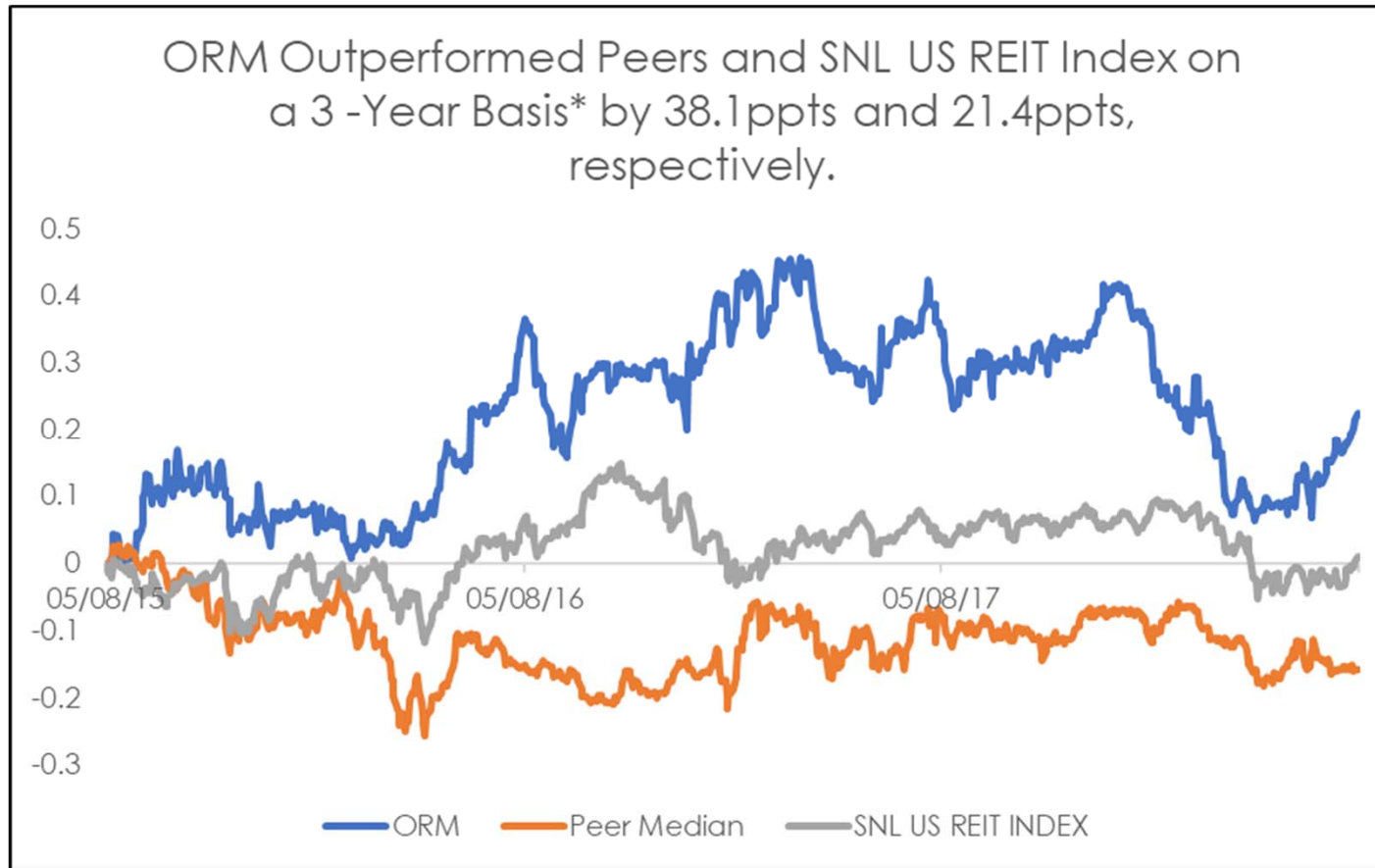
DELIVERING STOCKHOLDER RETURNS



*Through May 9, 2018 (the day before the Hovde Group's first public letter).

Source: Factset; peer group comprised of Arbor Realty Trust, Ares Commercial Real Estate, Ladder Capital Corp., Sutherland Asset Management Corp., and iStar Inc.

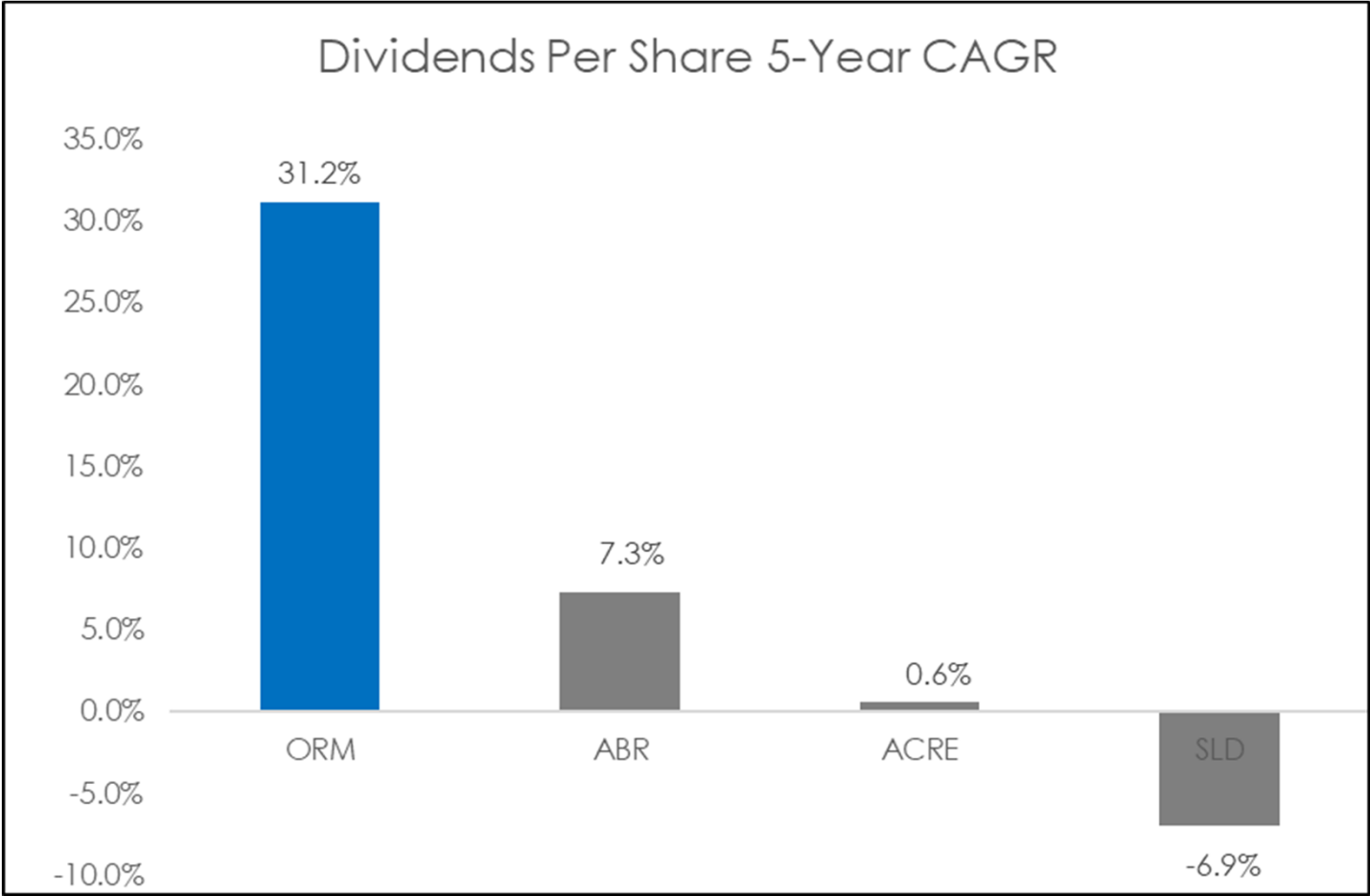
DELIVERING STOCKHOLDER RETURNS



*Since May 8, 2015 through May 9, 2018 (the day before the Hovde Group's first public letter)

Source: Factset; peer group comprised of Arbor Realty Trust, Ares Commercial Real Estate, Ladder Capital Corp., Sutherland Asset Management Corp., and iStar Inc.

INCREASING DIVIDENDS



* Excludes LADR and STAR. Neither company paid dividends in FY2013.

Repurchasing Shares

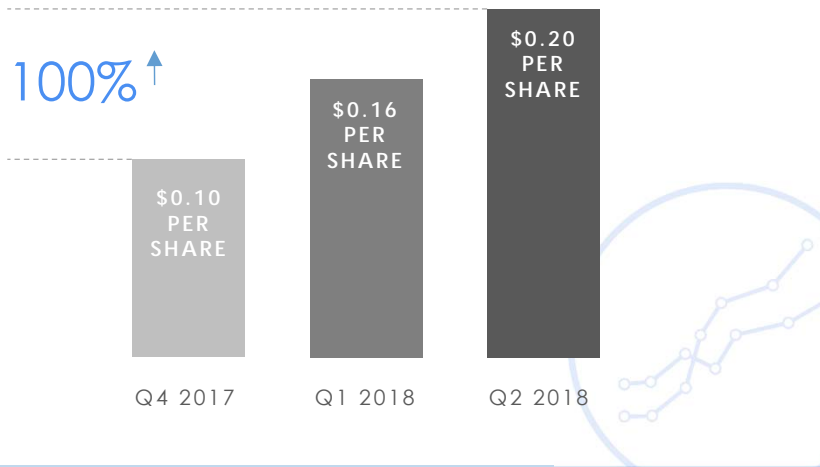
REPURCHASED
~ \$36.2_{MM}
OF STOCK
SINCE PUBLIC LISTING

REPRESENTING
~ 2.2_{MM}
SHARES

Future Repurchases

COMMITTED TO REPURCHASING AN ADDITIONAL
\$8.2_{MM} OF STOCK
THROUGH STOCK
REPURCHASE PLAN

Increasing the Dividend



Paying Dividends

PAID
\$1.64
IN DIVIDENDS PER
SHARE SINCE PUBLIC
LISTING



Highly Qualified Board & Strong
Corporate Governance

EFFECTIVE BOARD LEADERSHIP

Our Board and Management remain significant stockholders of the Company owning a combined 4.48% of outstanding shares.

	Public Company	Finance / Accounting	Real Estate	Commercial Lending	Corporate Governance
Bryan Draper	✓	✓	✓	✓	
James Kessler	✓	✓	✓	✓	✓
Ann Marie Mehlum	✓	✓	✓	✓	✓
William Owens	✓	✓	✓	✓	
Dennis Schmal	✓	✓	✓	✓	✓
Gary Wallace	✓	✓	✓	✓	✓

ORM's Board and management have bought shares in the Company during 8 of the 11 open trading windows since the Company's public listing on July 1, 2013

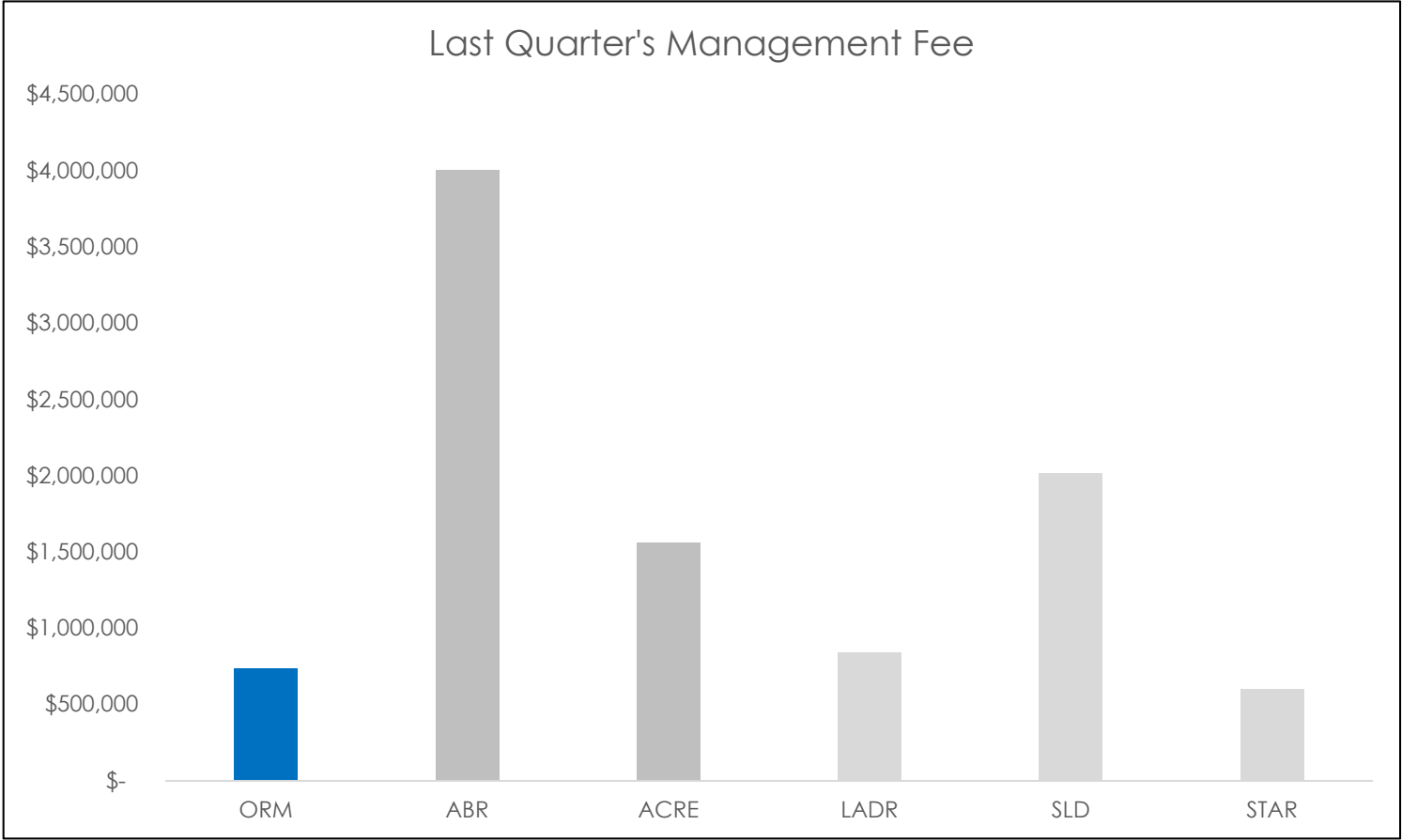
PERMANENT MANAGEMENT FEE REDUCTION

Summary of Management Fee reductions:

- In November 2015, prior to Hovde Group's submission of nominees, the Compensation Committee engaged leading independent advisors, FTI Consulting to conduct an analysis of the Management Fee
- From July 1, 2017 through March 31, 2018, based on the results of a thorough review by the Compensation Committee, the Management Fee was reduced on an interim basis
- On March 31, 2018, the Compensation Committee and Manager agreed to permanently reduce the Management Fee to 1.5% of stockholders' equity, eliminated servicing fee & compensation reimbursement, and loan fee sharing
- The Q1 2018 Management Fee is 22.2% less than Q1 2017
- ORM's Management Fee Logic is in-line with peer group (see Appendix)

PERMANENT MANAGEMENT FEE REDUCTION (cont.)

Second lowest among its Peer Group.



GOVERNANCE ENHANCEMENTS

Your Board and Management are committed to Corporate Governance Best Practices and have demonstrated their commitment through a series of governance enhancements:

- Adopted Board Diversity policy
- Adopted Majority voting standard in uncontested elections
- Adopted Director and Officer Stock Ownership/Retention Guidelines
- Adopted Anti-Hedging and Anti-Pledging policies
- Bill Owens stepped down as Chairman and assumed the role of Executive Chairman Emeritus
- Former Lead Independent Director, Dennis Schmal now serves as independent Chairman of the Board
- Appointed independent director Ann Mehlum to the Board
- Increased Board independence – 4 out of 6 (66.7%) directors are independent

VOTE FOR YOUR HIGHLY QUALIFIED DIRECTORS



✓ **Bryan Draper**

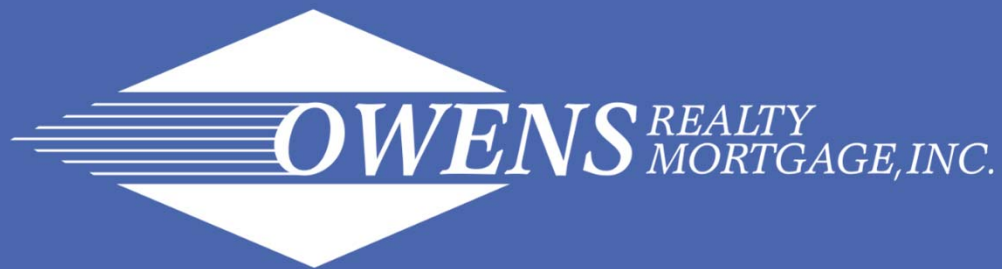
Mr. Draper has served as the President and Chief Executive Officer of Owens Realty Mortgage, Inc. since January 2016 and is responsible for the overall activities and operations of the Company, including loan investments, operating policy and planning. In addition, Mr. Draper has served as a director of Owens Realty Mortgage, Inc. since its May 2013 merger with OMIF. From August 2012 through December 2015, Mr. Draper served as Chief Financial Officer and Secretary. He has also been the Chief Financial Officer and Corporate Secretary of Owens Financial Group, Inc. since December 1987 and a member of the Board of Directors of Owens Financial Group, Inc. since January 1997. Mr. Draper received a Master's degree in business administration from the University of Southern California in 1981 and is a certified public accountant.



✓ **James Kessler**

Mr. Kessler has been a member of the board of directors of Owens Realty Mortgage, Inc. since May 2013. He has been the President of Stonehenge Property Group, a private real estate development and advisory services company, since its inception in August 2005. From January 2004 to July 2005, he was the founder and principal of Highland Development Company, a retail acquisition and development company. From April 2002 to October 2003, Mr. Kessler served as the Chief Operation Officer of ScanlanKemperBard Companies, a private real estate investment firm. From July 1999 to February 2002, he served as the Chief Development Officer of Federal Realty Investment Trust, a publicly traded REIT. From December 1989 to July 1999, Mr. Kessler was the Chief Development Officer of Burnham Pacific Properties/The Martin Group, a publically traded REIT. From 1985 to December 1989, he served as the Director of Marketing of Transpacific Development, a private real estate development and management company. Mr. Kessler received his bachelor's degree in business administration and management from Golden Gate University in 1981.

Messrs. Draper and Kessler together own approximately 1.60% of the Company.



APPENDIX

PRO FORMA LOAN PORTFOLIO LEVERAGE AND RETURN ANALYSIS

Pro Forma Loan Portfolio Leverage and Return Analysis

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I. Balance Sheet (\$M)

Equity capital base	220	\$ 220	\$ 220
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Cash Reserves	7	7	7
Target CRE loan portfolio	\$ 433	\$ 543	\$ 653

II. Income Statement (\$M)

Interest income	\$ 34.7	\$ 43.5	\$ 52.3
Interest expense	(11.0)	(16.5)	(22.0)
Net interest income	23.7	27.0	30.3
Loan Fees	1.3	1.6	2.0
Less allowance for loan losses	(4.3)	(5.4)	(6.5)
Less management fees (1.5%)	(3.3)	(3.3)	(3.3)
Less G&A expenses	(1.4)	(1.5)	(1.6)
Net income	\$ 15.9	\$ 18.4	\$ 20.8

IV. Leverage Ratio

Assumed leverage (D/E x)	1.0	1.5	2.0
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V. Assumptions and Returns

Shares outstanding	8.5		
Stockholder's Equity	25.88		
Discount to Book Value	0.9		
Price per share	23.29		
Net income per share	1.88	2.16	2.45
Income distribution ratio	1.00	1.00	1.00
Net income distribution per share	1.88	2.16	2.45
Dividend yield	8.0%	9.3%	10.5%
Net return on equity	7.2%	8.3%	9.5%

Target Estimates			
Description	1.0x Debt/Equity	1.5x Debt/Equity	2.0x Debt/Equity

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Less management fees (1.5%)	(3.3)	(3.3)	(3.3)
Less G&A expenses	(1.4)	(1.5)	(1.6)
Net income	\$ 20.3	\$ 23.8	\$ 27.3

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V. Assumptions and Returns

Shares outstanding	8.5		
Stockholder's Equity	25.88		
Discount to Book Value	0.9		
Price per share	23.29		
Net income per share	2.38	2.80	3.22
Income distribution ratio	1.00	1.00	1.00
Net income distribution per share	2.38	2.80	3.22
Dividend yield	10.2%	12.0%	13.8%
Net return on equity	9.2%	10.8%	12.4%

DISCLAIMERS:

Pro Forma Dividend Yield

The projected dividend yield in this presentation is meant to provide an estimated dividend yield range, for informational purposes only and is not a forecast of expected results.

Assumptions

1. Assumes refinance of current debt facilities into industry standard lines of credit commensurate with current peer-like structures
2. The conservative estimate assumes a 1.0% loan loss
3. The target estimate assumes a 0.0% loan loss factor, reflecting the historical loan loss percentage (1988-2009)

OUR PUBLIC COMPANY PEERS

For purposes of comparing performance, the Company uses the following public company peers: Arbor Realty Trust, Ares Commercial Real Estate Corporation, Ladder Capital Corporation, Sutherland Asset Management, and iStar Inc. Peers were chosen based on portfolio mix and relative size.



MANAGEMENT FEE LOGIC

Ticker	Company Name	Management Fee Logic
ORM	Owens Realty Mortgage, Inc.	(i) one-twelfth (1/12) multiplied by (ii) (a) 1.50% of the first \$300,000,000 of the Company's Stockholders' Equity, and (b) 1.25% of the Stockholders' Equity that is greater than \$300,000,000
ABR	Arbor Realty Trust	Logic not disclosed in 10Q. ABR internalized Management in May 2017.
ACRE	Ares Commerical Real Estate Corporation	The base management fee is equal to 1.5% of the Company's stockholders' equity per annum, which is calculated and payable quarterly in arrears in cash.
LADR	Ladder Capital Corp., Class A	Logic not disclosed in 10Q
SLD	Sutherland Asset Management Corp.	Manager is paid a management fee calculated and payable quarterly in arrears equal to 1.5% per annum of the Company's stockholders' equity (as defined in the Management Agreement) up to \$500 million and 1.00% per annum of stockholders' equity in excess of \$500 million.
STAR	iStar Inc.	Sum of 1.0% of SAFE's total equity up to \$2.5 billion and 0.75% of SAFE's total equity in excess of \$2.5 billion.