

Nashua Street Corporation

Executive Director / CEO

EIN 050509674

RI · NTEE F33

FY ending 2024-09-30

June 9, 2026

This analysis benchmarks the total compensation of **Mary Marran, Executive Director / CEO** (\$83,575) against **every comparable organization** that fit the selection criteria — **23** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **100th** percentile of comparable organizations above the 90th percentile — board review recommended

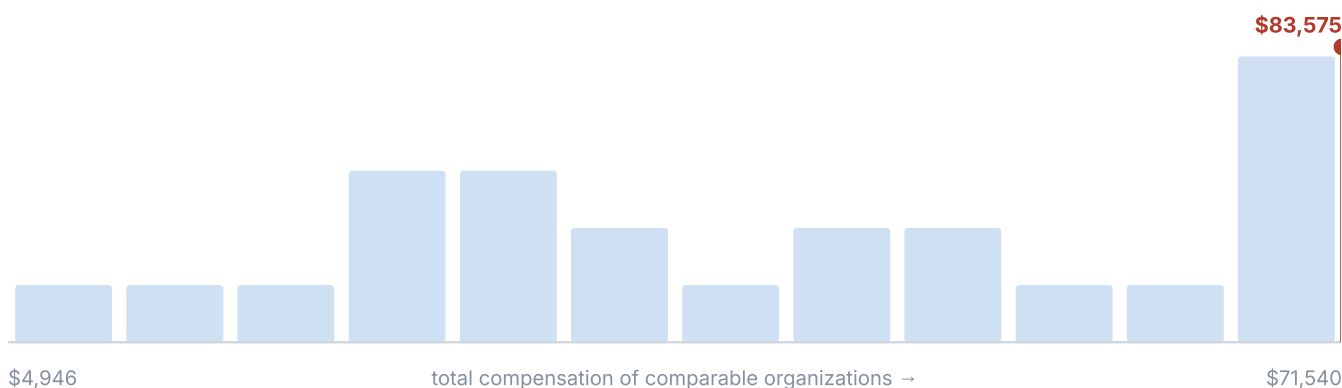
Benchmarked executive: Mary Marran — reported title “PRESIDENT - TRUSTEE”, selected as the organization's **highest-paid individual** — no exact title match, so confirm this is a comparable role.

How comparable organizations were selected

- SECTOR** Organizations sharing the subject's NTEE classification (F33).
- BUDGET** Total revenue between \$106,368 and \$238,138 — 0.67x to 1.50x the subject's \$158,759 (the band tightens as size grows).
- GEOGRAPHY** Same NTEE sector (F33), nationwide + budget 0.67–1.5x revenue.

23 organizations qualified on sector, size, and geography → **23** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$22,090	\$27,291	\$38,504	\$58,430	\$69,067	\$83,575
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10TH	25TH	MEDIAN	75TH	90TH	THIS ORG · 100TH
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● Comparable organizations

Each figure is Form 990 Part VII columns D + F (reportable pay plus other compensation and benefits; column F may include amounts from related organizations), normalized to RI cost of living (BEA RPP, 2023) and to its filing year (CPI-U); the reported amount is on each linked 990.

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Rapha House	NC	\$158,818	Board Chair	\$22,871	\$25,374	2023
Fraser Independent Living Project V	MN	\$159,211	Ceo/secretary	\$25,655	\$26,437	2024
Corpus Christi Safe Place House Inc	TX	\$157,276	Administrator	\$31,750	\$33,122	2024
Lakeview Villa Inc	FL	\$156,448	Board Chair	\$11,777	\$11,879	2023
Ocl Properties Xv Inc	NY	\$153,716	Chief Financial Officer	\$73,290	\$69,067	2024
Youth Farm Inc	IL	\$165,178	President & Ceo	\$21,294	\$21,269	2025
Ocl Properties Inc	NY	\$171,633	Chief Financial Officer	\$73,290	\$69,067	2024
Shared Services Alliance	SC	\$174,750	Executive Director	\$49,063	\$54,956	2023
Ocl Properties V Inc	NY	\$141,200	Chief Financial Officer	\$73,290	\$69,067	2024
Brandon Apartments Inc	FL	\$141,075	Ceo	\$38,719	\$37,933	2024
North Baycare Home	CA	\$180,000	Wang	\$31,254	\$28,145	2024
Project Share V Inc	NY	\$136,251	Executive Director	\$70,564	\$68,462	2023
Preston Homes li Inc	OH	\$188,145	President	\$54,434	\$61,903	2023
Obed Apartments Inc	RI	\$124,781	President	\$52,490	\$54,040	2023
Stepping Stones To Success Inc	CA	\$118,760	Ceo	\$32,400	\$29,177	2024
Thresholds Housing Inc	IL	\$116,338	Chief Executive Officer	\$29,764	\$31,418	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Bunker Residential Home	MO	\$111,118	Manager	\$23,914	\$26,415	2024
Bell Tower Inc	IN	\$109,853	Ex-officio & Regional Ceo	\$63,183	\$71,540	2023
Martin Housing Alliance Incorporation	FL	\$222,520	President/ceo	\$38,173	\$38,504	2023
Ruthlyn Aitcheson Corporation	FL	\$225,422	Manager	\$48,228	\$47,249	2024
Montreux Management Corporation	PA	\$230,000	President	\$43,401	\$45,137	2024
Oasis Housing Inc	UT	\$233,936	Admin Assistant	\$4,501	\$4,946	2023
Oasis Clubhouse Inc	OK	\$234,012	Executive Director	\$45,096	\$50,452	2025

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to RI cost of living and 2024 dollars. Click any organization to verify the figure on ProPublica.

■ Methodology

Comparable organizations were drawn from electronically filed IRS Form 990 returns and matched on sector (NTEE code), budget (a size-adaptive revenue band that tightens as the organization grows), and geography (same-state first, broadening only when too few peers qualify); every organization within the band forms the peer set. To compare fairly across regions and years, peer compensation is normalized to RI cost of living (BEA Regional Price Parities, 2023) and to the subject's filing year (CPI-U). The figure benchmarked is Form 990 Part VII, Section A, columns D + F — reportable pay plus other compensation, benefits, and deferred amounts (column F may include amounts from related organizations) — with the chief executive matched by role. Related-organization amounts (column E) and institutional trustees are excluded. Full methodology: peerbasis.org/methodology.

■ Sample, role match & sensitivity

PEER COUNT	23 organizations. Compensation range \$4,946–\$71,540; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$158,759); for reference, expenses \$212,454 and assets \$832,944.
ROLE MATCH	Mary Marran, reported title " <i>PRESIDENT - TRUSTEE</i> ", benchmarked as Executive Director / CEO. Selected as the organization's highest-paid individual without an exact title match — the board should confirm this is a comparable role.
RELATED-ORG PAY	12 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.

Sensitivity — the subject's percentile under alternative compensation definitions:

BASIS	SUBJECT PERCENTILE
Total compensation (D + F), cost-of-living + inflation adjusted — the PeerBasis default	100 th
Total compensation (D + F), as reported (no adjustments)	100 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	100 th

If the percentile moves materially across these definitions, the result is sensitive to methodology choices, and the board should weigh which basis best fits its facts.

● **Rebuttable presumption of reasonableness · 26 CFR 53.4958-6**

Compensation paid by a tax-exempt organization is presumed reasonable — shifting the burden to the IRS — when three requirements are met. This report supplies the comparability data for the second. The board should record the following in its minutes *concurrently* with its decision:

Draft board minutes – executive compensation

1. The compensation of the Executive Director / CEO (Mary Marran) was approved in advance by [the Board / Compensation Committee], composed of members with no conflict of interest with respect to the arrangement.
2. Prior to its determination, the authorized body obtained and relied upon appropriate comparability data, namely the PeerBasis Compensation Comparability Determination dated June 9, 2026, comparing compensation against 23 similarly situated organizations (Same NTEE sector (F33), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$83,575 is reasonable (approximately the 100th percentile of comparable organizations) and documented the basis for this determination concurrently, on [date], by a vote of [__ for / __ against].

Sources: IRS Form 990 e-file data (apps.irs.gov); IRS Business Master File (NTEE classification). Every figure traces to an original public filing — click any organization above to verify it on ProPublica. PeerBasis is a service of Prismind Analytics; its [methodology is published](#), was commissioned for independent adversarial review, and discloses its own limitations. This report is comparability data to support a board's good-faith determination under IRC 4958; it is not legal or tax advice. Generated by PeerBasis on June 9, 2026.