

Loretto Properties Corporation

Executive Director / CEO

EIN 222809537

NY · NTEE L22

FY ending 2024-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Kimberly Townsend, Executive Director / CEO** (\$27,907) against **every comparable organization** that fit the selection criteria — **199** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **33rd** percentile of comparable organizations within the typical range

Benchmarked executive: Kimberly Townsend — reported title “CEO/PRESIDENT”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L22).
BUDGET	Total revenue between \$169,588 and \$379,675 — 0.67x to 1.50x the subject's \$253,117 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L22), nationwide + budget 0.67–1.5x revenue.

199 organizations qualified on sector, size, and geography → **199** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$10,973	\$21,298	\$40,879	\$65,103	\$103,754	\$27,907
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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 NY 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
Providence Blanchet Association	WA	\$252,450	President	\$461,693	\$470,953	2023
Passumpsic View Inc	VT	\$253,901	Executive Director	\$22,748	\$26,087	2023
Guadalupe Senior Village	CO	\$254,265	Vice President	\$35,660	\$37,840	2024
Garden Terrace Commons Senior Housing	MN	\$255,476	Executive Vice President	\$18,918	\$21,298	2023
Cheyenne Senior Housing Inc	MN	\$250,150	President/tr	\$68,006	\$72,447	2025
Steamboat Trails Inc	OH	\$249,965	Chief Executive Officer	\$5,741	\$6,928	2023
Hudson Senior Housing Inc	MN	\$256,839	President/tr	\$68,006	\$72,447	2025
Shelby County Senior Citizens Corp	TX	\$257,195	Secretary/tr	\$32,160	\$35,601	2024
Jordan Bay Place	ME	\$248,899	President	\$45,000	\$51,339	2023
Ucc XVII Inc	OH	\$258,578	Treasurer	\$50,772	\$59,511	2024
Summerfield Senior Residences Inc	KS	\$247,610	President	\$2,639	\$3,155	2024
Sands Horizon II Inc	GA	\$247,015	Secretary, Manager	\$9,000	\$9,756	2025
Heritage Place Phase Iii	ID	\$259,454	Executive Dir.	\$21,242	\$25,007	2024
Meadow Road Housing Corporation Inc	NH	\$260,531	President	\$24,428	\$24,962	2024
Laurelwood Senior Housing Corporation	TN	\$260,994	Director/president Of Hutsonwood	\$15,704	\$18,268	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Whitewater Manor Inc	WI	\$245,060	President	\$36,618	\$42,321	2024
Westfield Towers Inc	PA	\$244,887	Ceo	\$18,725	\$20,665	2024
Janua Coeli Inc	FL	\$262,251	Vice President	\$30,960	\$32,186	2024
Edgecomb Woods	ME	\$243,350	Interim President And Ceo	\$47,322	\$52,439	2024
Renewal House Inc	CT	\$243,316	Executive Di	\$61,214	\$63,516	2024
Aaa Elderly Housing - Heritage Villa Of	AR	\$243,182	Executive Director	\$12,818	\$16,416	2023
Columbian Retirement Home Inc	CA	\$263,370	President/treasurer	\$8,000	\$7,870	2023
Catholic Eldercare At St Hedwig's	MN	\$242,381	President/ceo	\$33,545	\$36,681	2024
Casa Del Pueblo Ii	AZ	\$264,158	President	\$12,660	\$13,474	2024
Sepp Rural Elderly Housing Inc	NY	\$242,040	Executive Director	\$21,973	\$21,973	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to NY 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 NY 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 199 organizations. Compensation range \$315–\$530,101; filing years 2022–2025.

SIZE BASIS Matched on total revenue (\$253,117); for reference, expenses \$247,368 and assets \$1,024,337.

ROLE MATCH	Kimberly Townsend, reported title " <i>CEO/PRESIDENT</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	168 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	15 peers fall outside 1.5× the interquartile range — consider whether any reflect one-time payments (severance, deferred-comp payouts).

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

BASIS	SUBJECT PERCENTILE
Total compensation (D + F), cost-of-living + inflation adjusted — the PeerBasis default	33rd
Total compensation (D + F), as reported (no adjustments)	37th
Reportable pay only (column D), adjusted	0th
All sources (D + E + F), adjusted	84th

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 (Kimberly Townsend) 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 199 similarly situated organizations (Same NTEE sector (L22), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$27,907 is reasonable (approximately the 33rd 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.