

Teamsters Local 682 Real Estate Company

Executive Director / CEO

EIN 331122931

MO · NTEE S47

FY ending 2024-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Matthew Steward, Executive Director / CEO** (\$93,107) against **every comparable organization** that fit the selection criteria — **55** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the 91st percentile of comparable organizations

above the 90th percentile — board review recommended

Benchmarked executive: Matthew Steward — reported title “PRESIDENT/PRINCIPAL OFFICE”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR Organizations sharing the subject's NTEE classification (S47).

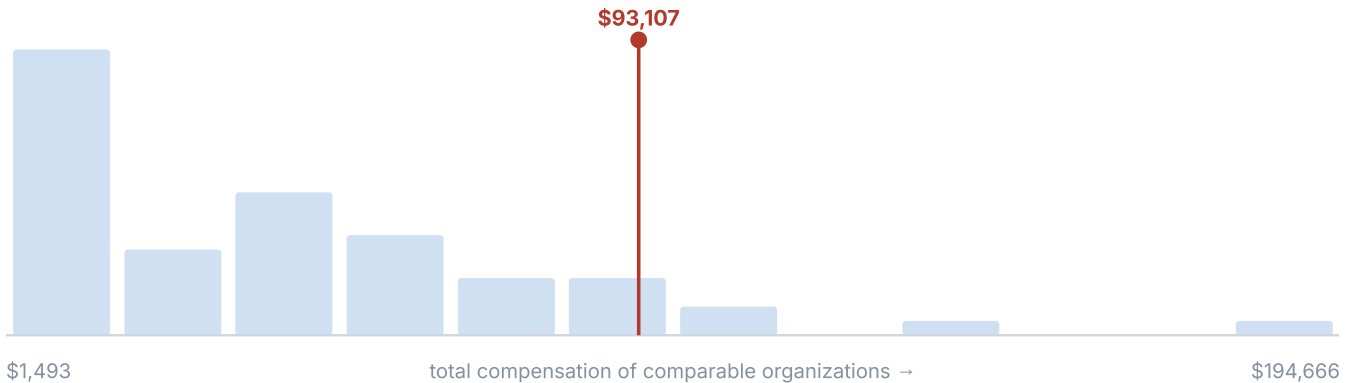
BUDGET Total revenue between \$106,103 and \$237,546 — 0.67x to 1.50x the subject's \$158,364 (the band tightens as size grows).

GEOGRAPHY Same NTEE sector (S47), nationwide + budget 0.67–1.5x revenue.

55 organizations qualified on sector, size, and geography

→ **55** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$6,640

\$11,661

\$35,996

\$59,368

\$91,449

\$93,107



■ 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 MO 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
The Labor Temple Association	MN	\$159,147	President	\$1,600	\$1,493	2024
Sheet Metal Workers Local 58	NY	\$156,493	Director	\$56,945	\$48,583	2024
Institute Of Real Estate Management	MI	\$154,061	Executive Di	\$60,756	\$59,208	2024
Mount Sinai Med Office Buildii Inc	FL	\$163,279	President/ceo	\$77,682	\$68,901	2024
Gifford Workforce Llc	MA	\$164,221	President	\$11,821	\$10,325	2023
Pac Holding Inc	MO	\$165,000	President	\$62,199	\$64,036	2023
Laborers District Council Of Mn & Nd	MN	\$151,260	President/business Manager	\$114,694	\$107,001	2024
Cahec Building Corporation	NC	\$166,344	Assistant Secretary	\$59,714	\$58,254	2024
Dpcc Holding Corporation	OH	\$150,000	Secretary	\$10,739	\$11,056	2023
Ebec Holdings	RI	\$168,000	Executive Di	\$7,923	\$7,173	2024
Crocker Masonic Hall Association	CA	\$146,766	Cfo	\$11,000	\$9,233	2023
Puerto Rican Association For Human	NJ	\$146,634	Executive Director/ceo	\$8,688	\$7,324	2024
Primecare Belmont Cragin Holding	IL	\$172,050	Director	\$9,740	\$9,308	2023
Dcfof Realty Investment Inc	TX	\$144,421	Executive Dir.	\$12,988	\$12,266	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Airconditioning And Refrigeration	CA	\$143,589	Administrator	\$73,014	\$59,527	2024
Gifford Workforce li Llc	MA	\$173,448	President	\$11,821	\$10,325	2023
Pac Development Inc	MO	\$176,953	President	\$57,598	\$57,598	2024
Bucknell Real Estate Inc	PA	\$177,000	Vp Fin And Adm	\$81,722	\$79,217	2023
Broad Street Holdings Inc	IN	\$177,653	President/secretary	\$20,168	\$20,674	2023
Children's Choice Property Two	NJ	\$178,332	President/c.e.o	\$19,805	\$16,695	2024
Elevator Constructors Local 9 Building	MN	\$179,728	President/treasurer	\$89,356	\$83,363	2024
Valley Board Of Realtors Inc	AK	\$181,274	Executive As	\$49,250	\$44,456	2024
Cement Masons' Local 780 Holding	NY	\$181,869	President	\$6,000	\$5,270	2023
Sharing Center Properties Inc	FL	\$183,333	President & Ceo	\$20,495	\$18,178	2024
Nwgm Title Holding Company Iii Inc	NH	\$132,850	President	\$19,521	\$16,580	2025

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to MO 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 MO 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 **55** organizations. Compensation range \$1,493–\$194,666; filing years 2023–2025.

SIZE BASIS	Matched on total revenue (\$158,364); for reference, expenses \$137,632 and assets \$228,968.
ROLE MATCH	Matthew Steward, reported title "PRESIDENT/PRINCIPAL OFFICE", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	45 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	2 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	91 st
Total compensation (D + F), as reported (no adjustments)	89 th
Reportable pay only (column D), adjusted	98 th
All sources (D + E + F), adjusted	24 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 (Matthew Steward) 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 55 similarly situated organizations (Same NTEE sector (S47), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$93,107 is reasonable (approximately the 91st 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.