

Jsl Properties Inc

Executive Director / CEO

EIN 371899962
 NY · NTEE L99
 FY ending 2023-12-31
June 9, 2026

This analysis benchmarks the total compensation of **Michael King, Executive Director / CEO** (\$59,215) against **every comparable organization** that fit the selection criteria — **258** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **87th** percentile of comparable organizations within the typical range

Benchmarked executive: Michael King — reported title “BOARD MEMBER / CORP PRES &”, 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 (L99).
BUDGET	Total revenue between \$34,268 and \$76,720 — 0.67x to 1.50x the subject's \$51,147 (the band tightens as size grows).
GEOGRAPHY	Same NTEE major group (L), nationwide + budget 0.67–1.5x revenue.

258 organizations qualified on sector, size, and geography → **258** within the band from the benchmarked peer set.

Distribution of comparable compensation



\$5,984	\$11,621	\$22,574	\$39,128	\$69,553	\$59,215
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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
Habitat Capital Resources Corporation	OH	\$51,019	President	\$48,420	\$55,126	2024
Asi - Hennepin County Inc	MN	\$51,525	President/tr	\$68,006	\$70,369	2025
Lakeview Apartments Ii Inc	AR	\$50,676	Executive Di	\$3,949	\$4,912	2023
Soda Creek Apartments Inc	CO	\$51,782	Executive Di	\$9,862	\$10,465	2023
Community Homes Of Bismarck Ii	ND	\$50,496	Managing Agent-exec. Dir	\$147,110	\$173,531	2024
Abcap Housing Iv Inc	OH	\$51,855	Executive Director	\$41,692	\$47,466	2024
Centerpointe Housing Corporation I	NE	\$50,249	President	\$14,019	\$16,686	2023
Fort Hill Housing Inc	MA	\$50,158	President & Ceo	\$42,027	\$41,794	2023
Pacific Housing Oahu Corporation	HI	\$50,130	Assistant Secretary	\$12,712	\$12,233	2024
Passavant Memorial Homes Ii Inc	PA	\$52,241	Ceo & President	\$36,502	\$39,128	2024
Ormond Associates Inc	NJ	\$49,720	President	\$59,141	\$56,758	2024
Mosaic Housing Corp Xviii	NE	\$52,657	President	\$26,896	\$31,094	2024
Home Forward Community Partnerships	OR	\$49,628	President	\$98,636	\$98,460	2024
Appletree Court	MN	\$52,852	President/ceo	\$40,349	\$44,121	2023
Abcap Housing E Inc	OH	\$49,422	Executive Director	\$41,692	\$47,466	2024
Eastwick Ii Section 811 Housing	PA	\$49,364	President & Ceo	\$25,525	\$28,169	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Greenfield Housing Associates Inc	MA	\$53,119	Chairperson	\$1,500	\$1,449	2024
Kalamazoo Area Housing Corporation	MI	\$53,143	Secretary/treasurer	\$15,654	\$17,368	2024
Gloucester Housing Inc	MA	\$53,167	Ceo	\$211,478	\$204,272	2024
Columbia Housing Opportunities Inc	NJ	\$49,073	Treasurer/secretary	\$4,747	\$4,690	2023
Vinfen Corporation Of Forest Inc	MA	\$49,044	Former Director & Ceo	\$21,978	\$21,856	2023
Holt Apartments Inc	MO	\$53,301	Cfo	\$104,235	\$118,671	2024
Mosaic Illinois Housing I	NE	\$48,978	President	\$32,929	\$39,194	2023
Onic-senior Affordable Housing Inc	FL	\$53,342	President	\$32,805	\$33,126	2024
The Association's Second Property Inc	MA	\$48,886	President	\$7,684	\$7,423	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 2023 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 258 organizations. Compensation range \$174–\$316,608; filing years 2022–2025.

SIZE BASIS Matched on total revenue (\$51,147); for reference, expenses \$65,909 and assets \$756,506.

ROLE MATCH Michael King, reported title "*BOARD MEMBER / CORP PRES &*", 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 215 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.

OUTLIERS 21 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	87 th
Total compensation (D + F), as reported (no adjustments)	88 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	89 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 (Michael King) 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 258 similarly situated organizations (Same NTEE major group (L), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$59,215 is reasonable (approximately the 87th 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.