

Ocl Properties Xv Inc

Executive Director / CEO

EIN 455408337

NY · NTEE F33

FY ending 2024-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Karen Schwartz, Executive Director / CEO** (\$73,290) against **every comparable organization** that fit the selection criteria — **24** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **79th** percentile of comparable organizations within the typical range

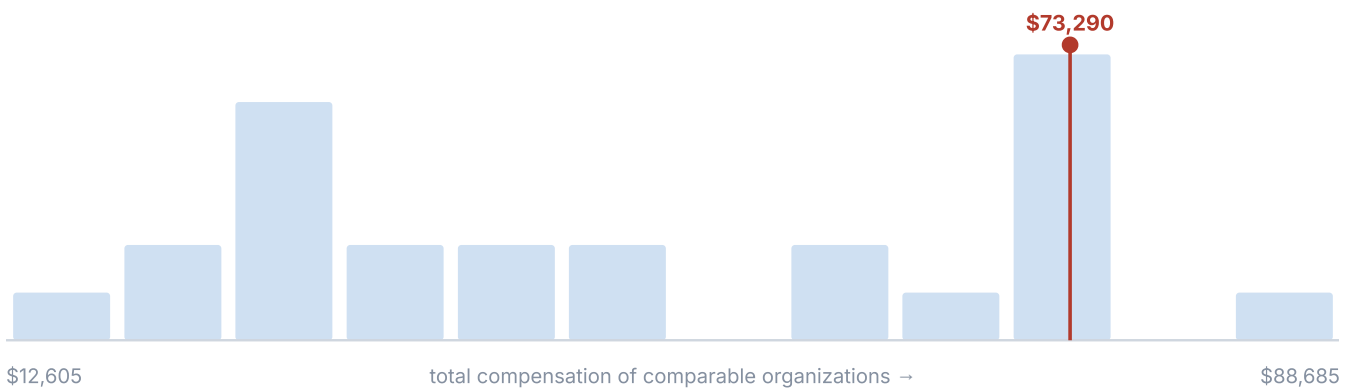
Benchmarked executive: Karen Schwartz — reported title “CHIEF FINANCIAL OFFICER”, selected as the organization's **highest-paid individual** — no exact title match, so confirm this is a comparable role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (F33).
BUDGET	Total revenue between \$102,989 and \$230,574 — 0.67x to 1.50x the subject's \$153,716 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (F33), nationwide + budget 0.67–1.5x revenue.

24 organizations qualified on sector, size, and geography → **24** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$25,151	\$29,413	\$44,378	\$72,648	\$73,290	\$73,290
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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
Lakeview Villa Inc	FL	\$156,448	Board Chair	\$11,777	\$12,605	2023
Corpus Christi Safe Place House Inc	TX	\$157,276	Administrator	\$31,750	\$35,147	2024
Nashua Street Corporation	RI	\$158,759	President - Trustee	\$83,575	\$88,685	2024
Rapha House	NC	\$158,818	Board Chair	\$22,871	\$26,925	2023
Fraser Independent Living Project V	MN	\$159,211	Ceo/secretary	\$25,655	\$28,054	2024
Youth Farm Inc	IL	\$165,178	President & Ceo	\$21,294	\$22,570	2025
Ocl Properties V Inc	NY	\$141,200	Chief Financial Officer	\$73,290	\$73,290	2024
Brandon Apartments Inc	FL	\$141,075	Ceo	\$38,719	\$40,253	2024
Project Share V Inc	NY	\$136,251	Executive Director	\$70,564	\$72,648	2023
Ocl Properties Inc	NY	\$171,633	Chief Financial Officer	\$73,290	\$73,290	2024
Shared Services Alliance	SC	\$174,750	Executive Director	\$49,063	\$58,316	2023
North Baycare Home	CA	\$180,000	Wang	\$31,254	\$29,866	2024
Obed Apartments Inc	RI	\$124,781	President	\$52,490	\$57,344	2023
Preston Homes li Inc	OH	\$188,145	President	\$54,434	\$65,688	2023
Stepping Stones To Success Inc	CA	\$118,760	Ceo	\$32,400	\$30,961	2024
Thresholds Housing Inc	IL	\$116,338	Chief Executive Officer	\$29,764	\$33,339	2023
Bunker Residential Home	MO	\$111,118	Manager	\$23,914	\$28,030	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Bell Tower Inc	IN	\$109,853	Ex-officio & Regional Ceo	\$63,183	\$75,914	2023
Aspire To Be Great	OH	\$104,983	Exective Director	\$20,809	\$24,391	2024
Ocl Properties Vii Inc	NY	\$104,552	Chief Financial Officer	\$73,290	\$73,290	2024
Project Share Vi Inc	NY	\$103,215	Executive Director	\$70,564	\$72,648	2023
Martin Housing Alliance Incorporation	FL	\$222,520	President/ceo	\$38,173	\$40,858	2023
Ruthlyn Aitcheson Corporation	FL	\$225,422	Manager	\$48,228	\$50,138	2024
Montreux Management Corporation	PA	\$230,000	President	\$43,401	\$47,897	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 24 organizations. Compensation range \$12,605–\$88,685; filing years 2023–2025.

SIZE BASIS Matched on total revenue (\$153,716); for reference, expenses \$234,010 and assets \$2,072,955. **Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.**

ROLE MATCH Karen Schwartz, reported title "*CHIEF FINANCIAL OFFICER*", 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 14 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	79 th
Total compensation (D + F), as reported (no adjustments)	83 rd
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	42 nd

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 (Karen Schwartz) 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 24 similarly situated organizations (Same NTEE sector (F33), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$73,290 is reasonable (approximately the 79th 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.