

# Ocl Properties Ix Inc

Executive Director / CEO

EIN 542144418  
 NY · NTEE L20  
 FY ending 2024-12-31  
**June 10, 2026**

This analysis benchmarks the total compensation of **Karen Schwartz, Executive Director / CEO** (\$73,290) against **every comparable organization** that fit the selection criteria — **17** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

**Compensation sits at approximately the 71<sup>st</sup> 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 (L20).

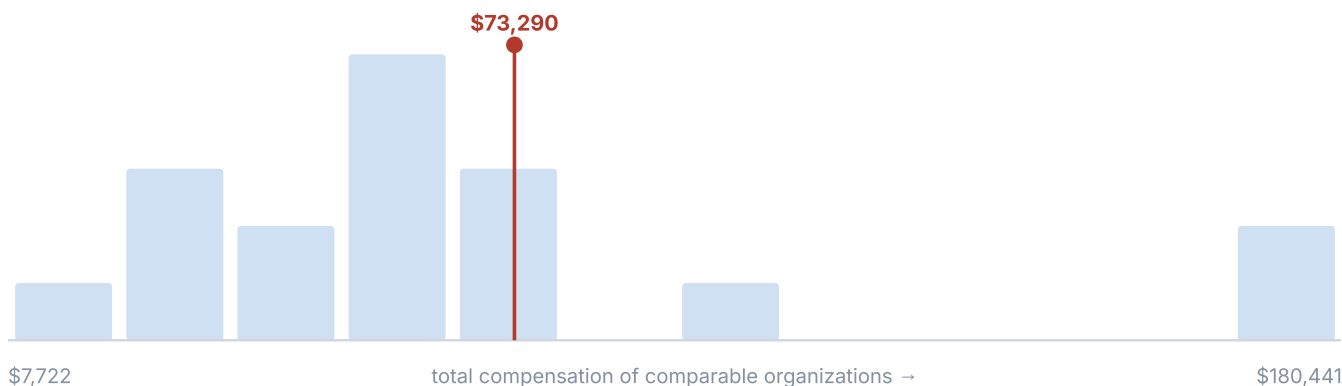
**BUDGET** Total revenue between \$99,014 and \$221,674 — 0.67x to 1.50x the subject's \$147,783 (the band tightens as size grows).

**GEOGRAPHY** Same NTEE sector (L20) + NY + budget 0.67–1.5x revenue.

**17** organizations qualified on sector, size, and geography

→ **17** within the band form the benchmarked peer set.

## Distribution of comparable compensation



\$26,219

\$36,676

\$60,104

\$73,290

\$133,002

\$73,290



## ■ 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
<a href="#">East 54th Street Housing Development</a>	NY	\$149,704	Ceo	\$60,217	<b>\$61,996</b>	2023
<a href="#">Ocl Properties Xi Inc</a>	NY	\$141,772	Chief Financial Officer	\$73,290	<b>\$73,290</b>	2024
<a href="#">Fernclif Housing Development Fund</a>	NY	\$162,877	President	\$58,380	<b>\$60,104</b>	2023
<a href="#">385 Third Avenue Housing Development</a>	NY	\$166,146	Ceo	\$60,217	<b>\$61,996</b>	2023
<a href="#">Bailey Holt House Housing Development</a>	NY	\$167,092	Member	\$29,779	<b>\$30,659</b>	2023
<a href="#">Loretto Apartments At O'brien Road</a>	NY	\$171,702	Chairperson	\$27,907	<b>\$27,907</b>	2024
<a href="#">Phipps Affordable Housing Support Corp</a>	NY	\$122,719	President/ceo	\$180,441	<b>\$180,441</b>	2024
<a href="#">Niagara Village Housing Development Fund</a>	NY	\$177,900	Cfo	\$23,006	<b>\$23,686</b>	2023
<a href="#">Ocl Properties Viii Inc</a>	NY	\$180,843	Chief Financial Officer	\$73,290	<b>\$73,290</b>	2024
<a href="#">Mental Retardation Community Services Of Nassau County-project</a>	NY	\$113,605	Chief Executive Officer	\$179,760	<b>\$179,760</b>	2024
<a href="#">Share Xi Inc</a>	NY	\$113,510	Executive Director	\$70,564	<b>\$72,648</b>	2023
<a href="#">Vip Rjp Housing Development Fund</a>	NY	\$187,328	President/ceo	\$50,896	<b>\$52,399</b>	2023
<a href="#">Aim Community Living Inc</a>	NY	\$108,072	Executive Director	\$36,676	<b>\$36,676</b>	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">White's Livery Housing Development</a>	NY	\$106,819	Interim Ceo (February - July)	\$7,500	<b>\$7,722</b>	2023
<a href="#">Habitat For Humanity Of Genesee</a>	NY	\$103,514	Executive Di	\$53,748	<b>\$52,363</b>	2025
<a href="#">Norfolk Housing Development Fund</a>	NY	\$215,841	Board Member	\$38,288	<b>\$39,419</b>	2023
<a href="#">Acacia Real Estate Development Inc</a>	NY	\$218,550	President	\$101,830	<b>\$101,830</b>	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](http://peerbasis.org/methodology).

## Sample, role match & sensitivity

PEER COUNT	17 organizations. Compensation range \$7,722–\$180,441; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$147,783); for reference, expenses \$196,684 and assets \$897,649.
ROLE MATCH	Karen Schwartz, reported title " <i>CHIEF FINANCIAL OFFICER</i> ", benchmarked as Executive Director / CEO. <b>Selected as the organization's highest-paid individual without an exact title match — the board should confirm this is a comparable role.</b>
RELATED-ORG PAY	15 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	71 <sup>st</sup>
Total compensation (D + F), as reported (no adjustments)	71 <sup>st</sup>
Reportable pay only (column D), adjusted	0 <sup>th</sup>
All sources (D + E + F), adjusted	24 <sup>th</sup>

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 10, 2026, comparing compensation against 17 similarly situated organizations (Same NTEE sector (L20) + NY + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$73,290 is reasonable (approximately the 71<sup>st</sup> 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 10, 2026.