

Family Resource and Child Development Center

Where children and families flourish

CCSF Life Fund

Receive an income for life while sharing your values and your blessings to help children with special needs in our community.



Architect *Ron Ped*

Builder *Jim Tokarski*

Cornerstone Partner
Foundation Partner

The Tokarski Family
Bonaventure Senior Living



Offered and Managed by

Catholic Community Services Foundation

CCSF Life Fund

A Life Income Opportunity

The Family Resource and Child Development Center provides an opportunity to make a lasting investment in the health of our community, providing a place where children with special needs and their families can flourish. As a member of the CCSF Life Fund, **you can expect to receive an income for life while sharing your values and your blessings to help children with special needs and their families.**



To become a member, you make a donation to the CCSF Life Fund, a pooled charitable investment fund, using appreciated real estate, cash, marketable securities or other assets and, in return, Catholic Community Services Foundation pays you an income for life.



With this gift, you can boost your retirement income and feel secure because you receive reliable, predictable payments for as long as you live – and all the while your gift will be helping children with special needs and their parents receive the help, education and services they desperately need to thrive and flourish.

“I committed a leadership gift to this project in recognition of Catholic Community Services’ long history of leadership in bringing the community together to meet the needs of children and families facing adversity. This Center will pave the way to a new level of collaborative service partnerships that will change the odds for our community’s most vulnerable children.”

- Larry Tokarski
Philanthropist, Developer, Investor

The Place



Located at 3737 Portland Road Northeast on the Catholic Community Services campus, the Center will be built on the site developed decades ago by Furrough's Lumber Yard and Retail Store and later occupied by St. Vincent de Paul Store and Food Bank. This historic and familiar address is ideally located near downtown Salem and Keizer, Interstate 5, and the Kroc Center. It is on Cherriot's Bus Line and offers plenty of parking.

Consisting of 28,000 square feet, **the new center will be a light filled, joyful space surrounded by gardens and park-like walking paths.** Community gathering spaces, coffee and juice bars, and pre-school classrooms will comfortably incorporate private spaces for parent meetings, physical and mental therapy, and offices.

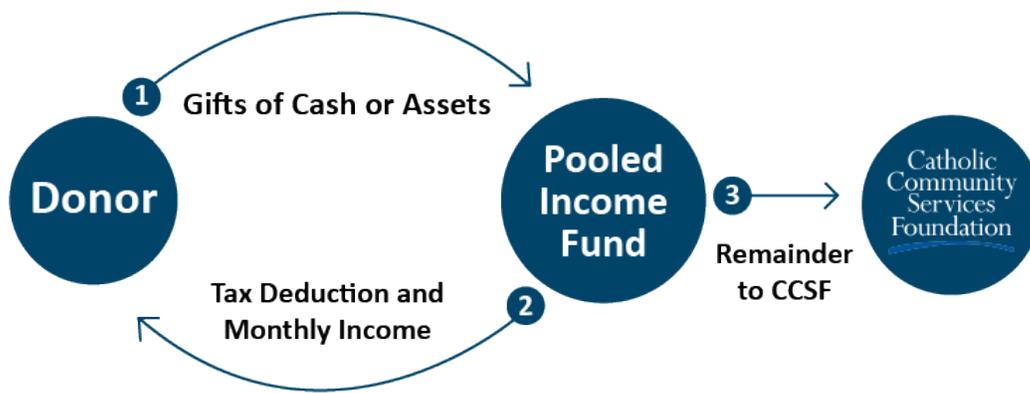


How it works

A limited number of shares are being offered as ownership participation for the Family Resource and Child Development Center facility. Owners of shares will become participating members in this real estate pooled investment fund – a concept somewhat similar to a charitable gift annuity.

Units will be offered according to the building’s appraised value. It is anticipated that 200 shares will be offered at \$10,000 each for a total of \$2,000,000.

To purchase shares, you may use appreciated real estate, marketable securities except tax-exempt bonds, tangible personal property, cash, IRA and retirement account distributions, or other assets. **Income from your investment in the CCSF Life Fund is expected to begin at 6% APR.** Additionally, an annual cost of living adjustment will help compensate for inflation, and your share of building depreciation may help shelter some of your income.



The property itself is the basis for your investment. Space in the building will be leased to service providers for children with special needs. The rental income will be a source of owners’ return on investment. The property management budget includes up to a 2% annual increase in rental income.



Catholic Community Services Foundation has committed to lease all 28,000 square feet. It will house the CCS Community Counseling Center [established 1968] and other CCS programs serving children and families. Approximately 10,000 square feet will be sublet to tenant partners who offer complimentary services. A number of prospective partners have already expressed interest in reserving space.

Offered by

Catholic Community Services Foundation

Why might the CCSF Life Fund be a good investment for us?

- Do you own appreciated stocks that you would like to convert to an income-producing instrument, but want to avoid the asset loss of capital gain taxes?
- Do you own appreciated real estate that you want to liquidate but want to avoid capital gain taxes?
- Do you want or need more income than your current investments offer?
- Are you age 70 ½ or older and required to take a Required Minimum Distribution annually from your retirement accounts?
- Do you want to share your values and your blessings to help children with special needs while continuing to receive an income from your gift for the rest of your life?

How do I purchase my shares or learn more?

Contact Jim Seymour, *Executive Director*
Catholic Community Services
jseymour@ccswv.org
503-856-7001

CCSF Life Fund ***Board of Trustees***

Mark Baker
Bonnie Henny
Mark Miedema

The information in this packet is not intended as legal or tax advice. For such advice, please consult an attorney or tax advisor. Figures cited in examples are for illustrative purposes only. References to tax rates include federal taxes only and are subject to change. State law may further impact individual results.