

## Risks

Like all investments, risks are involved in purchasing shares in the CCS Life Fund. Only individuals comfortable with those risks should participate. Please request and carefully read the CCS Life Fund Offering Summary and Disclosure Statement and related documents and seek the counsel of your personal legal and financial advisors before investing in the Fund.



"I invested in the CCS Life Fund for three good reasons. First, I know and trust the organization. Second, it is a way to help the "widows" and "orphans" of our day. Finally, by donating in the name of members of my family, I help them with income for the rest of their lives."

- Bishop Kenneth Steiner

"As a CPA, what first attracted me to the CCS Life Fund was the tax benefits and a good return on investment. As my wife Patricia and I talked about it, I also realized the CCS Life Fund will help thousands of young children and their families during the years to come. It really is a win-win."

- Mark Baker, CPA



## *CCS Life Fund*

Share your values and your blessings  
with vulnerable children and their families  
while receiving income for life

## How do I purchase my shares or learn more?

Contact  
(503) 871-5657  
[communications@ccswv.org](mailto:communications@ccswv.org)

Catholic Community Services

(503) 390-2600 3737 Portland Rd NE Salem, Oregon 97301 [ccswv.org](http://ccswv.org)

Catholic Community Services



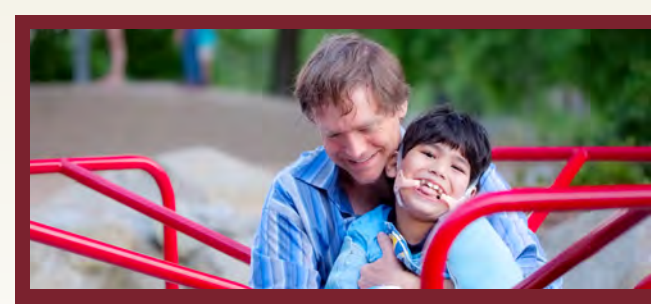
Thousands of children in our community struggle with homelessness, poverty, trauma and disabilities and are unable to receive services they need. The CCS Life Fund allows investors ownership participation in the new Seymour Center for Children and Families, designed to increase access to existing community services and care providers by bringing them together in a single, convenient location.

***The CCS Life Fund offers an opportunity to share your values and your blessings with vulnerable children and their families while receiving income for life***



## The Place

Located adjacent to the Catholic Community Services main building at 3737 Portland Rd NE in Salem, the Center is on the site developed decades ago by Furrough's Lumber Yard and later occupied by St. Vincent de Paul Store. This historic and familiar address is ideally located near downtown Salem and Keizer, Interstate 5, and the Kroc Center. It is on Cherriots Bus Line and offers plenty of parking.



## How it Works

The CCS Life Fund is a Real Estate Pooled Income Fund (REPIF) – a concept somewhat similar to a charitable gift annuity. To become a member, you purchase shares of the Fund with your appreciated real estate, cash, marketable securities or other assets and, in return, the Fund pays you a quarterly income for life. At the end of your life, your share in the Fund will be donated to Catholic Community Services to continue sharing your values and blessings.

The CCS Life Fund owns the Seymour Center for Children and Families building and land. Lease income will be the source of Life Fund members return on their investments and cover property management and other expenses of the Fund.

Income from your investment in the CCS Life Fund will be based on the annual net income of the Fund and is projected at 6% of your investment annually, plus an annual cost of living adjustment and your share of building depreciation.

## Why Might the Life Fund be a Good Investment?

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 need to avoid capital gain taxes?

Do you want or need more income than your current investments offer?

