



LV Collective Announces Closing on Paseo at 80 Rainey
The 48-story building is the newest edition to Austin's Rainey Street District



AUSTIN, TX - January 11, 2023 - Today, [LV Collective](#), an Austin-based multifamily and student-oriented real estate developer, announces the closing of its new mixed-use property Paseo, located at 80 Rainey Street in Austin, Texas.

The multifamily development will rise 48 stories in the heart of Austin's Rainey Street District. The building will feature 557 residential rental units, resident amenities across multiple levels, and several food and beverage concepts at ground floor. The project will preserve and activate the two existing bungalows on the site in order to maintain the spirit and pedestrian experience of the Rainey Street District.

The project aims to bring the energy of Rainey Street from the ground floor up vertically through the building. The property will offer studio, 1-, 2- and 3-bedroom apartments with expansive views of Austin from the upper floors. An estimated 20 units of the development are designated affordable housing.

In an effort to maintain the character of Rainey Street, LV will bring in local Austin artists to design public art pieces and will place new, oversized trees along the public parkway.

The development adds to the company's growing roster of multifamily and student-oriented buildings across the country. Most recently, LV Collective delivered Waterloo, a 30-story tower in the heart of West Campus at the University of Texas at Austin. LV Collective is best known for its successful multifamily student-oriented developments in Austin, including [The Ruckus](#), [The Ruckus 2.0](#), [Moontower](#), and [Waterloo](#).

Site work is already underway at the project, and the two original Rainey Street bungalows have been moved to their final locations on the site. A formal groundbreaking will be held in the first quarter of 2023. The building is set to deliver late 2025.

[JE Dunn Construction](#) is the project's general contractor. [Pappageorge Haymes Partners](#) is serving as architect for the project, [Wuest Group](#) is the civil engineer, [Blum Consulting Engineers](#) is the mechanical engineer, and [DCI Engineers](#) is the structural engineer. [TBG](#) is providing landscape architecture services, and [Drenner Group](#) is serving as zoning council for the project.

80 Rainey a partnership between LV Collective, [ELV Associates](#) and [JE Dunn Capital Partners](#). [UMB Bank n.a.](#), is providing financing for the project.

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About LV Collective

LV Collective is an Austin, Texas-based real estate investment firm focused on acquiring, developing, and managing high-quality real estate in superior locations throughout the United States. Since its founding in 2012, LV Collective has expanded the business to include student housing and multifamily assets in excess of \$3 billion. For more information, visit: <https://lvcollective.com/overview>. For renderings, logos, headshots, and additional media assets, visit: <https://lvcollective.canto.com/>.

About JE Dunn Capital Partners

[JE Dunn Capital Partners](#) co-invests with trusted developer sponsors in select real estate projects built by JE Dunn Construction. The team's approach ranges from a co-general partner involved in land acquisition to a limited partner entering deals at a later stage. Combined with construction industry-leading tools and resources, JEDCP's integrated platform provides a powerful opportunity to add value to development ventures. JEDCP has deployed over \$100M in equity across 20+ developments and multiple property types to date. JEDCP was founded in 2015 and is based in Kansas City, MO, with access to 26 JE Dunn Construction offices across the country. JEDCP is a subsidiary of JE Dunn Construction, a leading general contractor founded in 1924 with more than \$5B in annual revenues.

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