



LV Collective Announces New Luxury Student Housing Development Near the Georgia Institute of Technology

Developer Adds Second Student Housing Project in Midtown Atlanta to Meet Growing Demand



ATLANTA – October 31, 2023 – Today, LV Collective, an Austin, Texas-based multifamily and student-oriented real estate developer, Kayne Anderson Real Estate, a Boca Raton, Florida-based alternative real estate investment management firm, and Pacific Life, a Newport Beach, California-based insurance company announced the closing of their newest luxury student-oriented multifamily development in Atlanta. Located at 736 Peachtree NE, Atlanta, Georgia, Rambler is less than a quarter mile from the Georgia Institute of Technology.

“We’re excited to partner with best-in-class investors, Kayne Anderson Real Estate and Pacific Life, to bring another experience-based student housing project to Midtown Atlanta,” said LV Collective Chief Investment Officer, Francisco Rios.

The 457,000-square-foot project will feature 215 units with a mix of 1-, 2-, 4-, 5- and 6-bedroom apartments, offering a total of 798 beds.

“We have been following LV Collective’s developments with admiration for some time, and we are excited to finally partner and begin what we hope will be a long and productive relationship. It has been a pleasure working with Francisco Rios and David Kanne, and we’re excited to bring Rambler Atlanta to life,” said Kayne Anderson Real Estate’s Head of Student Housing/Multifamily, Ken Carl.

“We are thrilled to be working with this partnership to deliver a thoughtfully curated project that will continue to redefine student housing in the Midtown Atlanta submarket,” said Nick Brown, Associate Director at Pacific Life.

Rambler will offer a full suite of amenities curated for the Georgia Tech student lifestyle. The ground floor will feature an active lobby and the second Atlanta location for Daydreamer, which will serve handcrafted espresso drinks, coffee, tea and artisan pastries and snacks. The study mezzanine will offer spaces for coworking and private study rooms. The top floor of the building will offer a resident lounge, fitness center including a yoga studio and on-demand fitness studio, and a rooftop pool and hot tub.

“As Georgia Tech continues to experience growth, there is a continued need for student housing. We’ve designed Rambler to complement the student lifestyle with its prime location and desirable amenities,” said LV Collective CEO, David Kanne.

Groundbreaking on Rambler began in August with a scheduled delivery of Fall 2025, in time for the 2025 - 2026 academic year.

Pacific Life is providing debt for the project. Project partners include Niles Bolton Associates as the architect, JE Dunn as the general contractor, Archie Bolden for interior design, Michael Hsu Office of Architecture for the public realm and Ironwood DDG for landscape architecture. TSB Capital Advisors consulted on the joint partnership and construction financing.

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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 \$3.5 billion. For more information, visit: <https://lvcollective.com/overview>. For renderings, logos, headshots, and additional media assets, visit: <https://lvcollective.canto.com/>.

About Kayne Anderson Real Estate

Kayne Anderson Real Estate is a leading real estate investment firm, managing over \$14 billion in assets under management across opportunistic equity, core equity, and real estate debt, with sector expertise in medical office, seniors housing, off-campus student housing, multifamily housing, and self-storage. Kayne Anderson Real Estate is part of Kayne Anderson Capital Advisors, L.P., a \$32 billion alternative investment management firm with more than 39 years of successful experience in the real estate, renewable and energy infrastructure, energy, credit, and growth capital sectors. For more information, visit <https://kaynecapital.com/real-estate/>.

About Pacific Life

Pacific Life provides a variety of products and services designed to help individuals and businesses in the retail, institutional, workplace benefits, and reinsurance markets achieve financial security. Whether your goal is to protect loved ones or grow your assets for retirement, Pacific Life offers innovative life insurance and annuity solutions, as well as mutual funds, that provide value and financial security for current and future generations. Supporting our policyholders for more than 150 years, Pacific Life is a Fortune 500 company headquartered in Newport Beach, California. For additional company information, including current financial strength ratings, visit www.PacificLife.com.

Pacific Life has a demonstrated track record in providing debt and equity capital for the acquisition and development of select real estate properties. For more information on Pacific Life Real Estate Investments please visit: <https://paclife.co/realestateinvestment>.

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