



LV Collective Delivers New Luxury Student Housing Development Near Georgia Tech

Developer Expands Student Housing Portfolio in Midtown Atlanta with Second Project



ATLANTA – August 27, 2025 – Today, [LV Collective](#), a national multifamily and student-oriented real estate developer, [Kayne Anderson Real Estate](#), [Pacific Life](#), and [JE Dunn Capital Partners](#) announced the delivery of a new student housing project in Midtown Atlanta, [Rambler Atlanta](#). Located at 736 Peachtree St. NE, Atlanta, the 467,000-square-foot project welcomed residents for the 2025-2026 academic year earlier this month.

Rambler is a short walk from Technology Square and Georgia Tech, offering students convenient access to campus as well as popular off-campus destinations for shopping, entertainment and food.

“We are proud to introduce Rambler Atlanta, a project that blends our signature student housing experience with the character of Midtown,” said LV Collective Student Housing President, Jonathan Reyes. “Our focus on design, amenities, and community-building ensures Rambler Atlanta will be a home where Georgia Tech students can thrive both academically and socially.”

The building features 215 residential units, with floor plans ranging from studio to six-bedroom apartments, offering a total of 798 beds. Ascending 19 stories and situated at the heart of Midtown, Rambler is a prime location for students to walk to class as well as experience the culture and arts scene.

Rambler offers a comprehensive suite of amenities designed for Georgia Tech students, supporting academic achievement, social connection, and overall well-being. The ground floor features an active lobby and the second Atlanta location for Daydreamer, which serves handcrafted espresso drinks, coffee, tea, and artisan pastries and snacks. The second floor offers nine private study rooms, six conference rooms, a kitchenette and a bright outdoor terrace for students to study and collaborate. The

rooftop features a zero-edge pool, hot tub and lounge-seating, and off the pool deck is the fitness center, equipped with fitness-on-demand rooms, a yoga studio and a sauna overlooking sweeping views of Atlanta.

Project partners include Niles Bolton Associates as the architect, JE Dunn Construction as the general contractor, Archie Bolden for interior design, Michael Hsu Office of Architecture for the public realm and Ironwood DDG for landscape architecture.

Visit <https://rambleratlanta.com/> to learn more about the property. Additional photos can be found [here](#).

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About LV Collective

LV Collective is a national real estate investment firm focused on acquiring, developing, and managing high-quality real estate in superior locations. Since its founding in 2012, LV Collective has expanded the business to include student housing and multifamily assets in excess of \$6 billion. For more information, visit lvcollective.com. For renderings, images and additional media assets, visit [our gallery](#).

About Kayne Anderson Real Estate

Kayne Anderson Real Estate is a leading real estate investment firm, managing approximately \$18 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, a \$38 billion alternative investment management firm with more than 41 years of successful experience across real estate, infrastructure, energy, and credit. For more information, visit www.kayneanderson.com/real-estate/. (As of June 2025)

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

About JE Dunn Capital Partners

JE Dunn Capital Partners (JEDCP) 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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