



LV Collective and Harrison Street Asset Management to Develop Elevated Student Housing Project in Blacksburg, VA

Project to Deliver Seamless Access to Campus and Downtown Amenities



BLACKSBURG, Va. — Jan. 12, 2026 — [LV Collective](#), an award-winning multifamily and student housing developer, announced the closing of its newest student-oriented multifamily development in Blacksburg, Virginia.

LV is partnering with [Harrison Street Asset Management](#), a leading alternative global investment management firm with over \$108 billion in assets under management through highly differentiated assets across infrastructure, real estate and credit strategies, and obtained financing from Kennedy Wilson on the project.

Rambler is a short walk from Virginia Tech’s campus. The 8-story project is planned to include 247 units and 862 beds across 577,671 square feet. The diverse unit mix is expected to consist of studio, one-, two-, three-, four- and five-bedroom layouts, including a selection of townhome units designed to accommodate the preferences of today’s students.

“Our entry into the Virginia Tech market reflects our disciplined growth in high-demand university markets and commitment to enhancing student living experiences,” said Jonathan Reyes, president of student housing at LV Collective. “This development has been thoughtfully designed to activate Main Street retail and complement the neighborhood while delivering an elevated student housing property that supports academic success, wellness and connection.”

“As our portfolio grows, we’re focused on delivering amenity-rich communities that we feel will stand the test of time for residents,” said Justin Gronlie, Managing Director and Co-Head of Education Transactions – North America at Harrison Street Asset Management. “We’re pleased

to close on this project in Blacksburg and look forward to supporting the university’s growth with high-quality housing near campus that serves students and the broader community.”

Site work on Rambler began in December 2025, and the property is scheduled to deliver Fall 2028 for the 2028 – 2029 academic year.

Residents will have access to a curated amenity package designed to elevate the living experience. Planned amenities include Daydreamer Café, a ground-level coffee shop; a mezzanine-level coworking space with private study rooms; a multisport simulator; an outdoor pool deck with a hot tub; and a clubroom and social lounge to support community connection. With a focus on wellness, the property will include a fitness center, yoga and flex studio, and a wellness lounge featuring a sauna and cold plunge.

Project partners include Brinkmann as the general contractor, Niles Bolton as the architect, Variant Collaborative for interior design, Ironwood for the landscape architecture, Foresight for the civil & entitlements. DLA Piper (US) provided legal counsel.

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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 Harrison Street Asset Management

[Harrison Street Asset Management](#) is a leading global alternative investment management firm with over \$108 billion in assets under management through highly differentiated assets across real estate, infrastructure, and credit strategies. Headquartered in Chicago, Toronto and London with over 600 employees in offices across North America, Europe, Asia and the Middle East, the firm offers innovative solutions across a variety of closed-end, open-end and specialized vehicles on behalf of 1,200+ institutional and over 300+ Registered Investment Advisors.¹

The firm has led innovation in the student housing sector and is one of the largest private owners of student housing globally. The firm has invested over \$24.1 billion across 421 properties, totaling more than 230,000 beds within the student housing sector throughout North America and Europe.¹

1 HSAM data and descriptions of HSAM's business are generally comprised of the aggregated data and business activities of investment advisors that are owned in whole or in part by HSAM. Assets under management ("AUM") reflects the AUM for the investment advisory and asset management clients of such investment advisors and is inclusive of the regulatory AUM of such investment advisors that is reported in their respective Form ADVs.