



LV Collective and Harrison Street Asset Management to Develop Student Housing Project Near Clemson University

Developer to Bring Elevated Housing and Street-Level Retail to Clemson Market



CLEMSON, S.C. — March 2, 2026 — [LV Collective](#), an award-winning multifamily and student housing owner and operator, and Harrison Street Asset Management, a leading global alternative investment management firm with more than \$108 billion in assets under management across infrastructure, real estate and credit strategies, announced today that they have closed on the development of Rambler Clemson, a new student housing community in Clemson, South Carolina with plans to deliver in 2028. Construction financing is being provided by QuadReal.

Rambler Clemson is located directly along College Avenue, within walking distance to both Clemson’s campus and the downtown area. The midrise development is planned to include 227 units and 749 beds across over 567,000 square feet. The diverse unit mix is designed to include studio, one-, two-, three-, four-, five-, and six-bedroom units. Rambler’s six-bedroom layout, is expected to be the only one offered in downtown Clemson, providing flexibility for students.

"Entering into the Clemson University market aligns with our commitment to thoughtful growth supported by both student demand and community needs," said Jonathan Reyes, president of student housing at LV Collective. "With thoughtfully designed living and ground-floor retail, this project will strengthen the neighborhood fabric while prioritizing a resident experience that supports academic success, wellness, and connection."



“Rambler Clemson reflects our continued conviction in the student housing sector and our focus on delivering high-quality assets in markets anchored by leading universities,” said Beau Garot, Co-Head of Education Transactions – North America at Harrison Street Asset Management. “We are excited to continue our partnership with LV Collective to develop a property that enhances the student experience and supports Clemson’s growing campus environment.”

Rambler will offer a curated mix of amenities designed to elevate residents’ academic success, wellness and social engagement. Planned amenities include Daydreamer Café, a ground-floor coffee shop; mezzanine-level coworking space with private study rooms; a multisport simulator; a rooftop pool deck; and a clubroom and social lounge. Prioritizing wellness, the property will offer a fitness center, yoga and flex studio, and a wellness lounge featuring a sauna and cold plunge. Additionally, the development will include street-level, third-party retail to provide a seamless connection from the property to the surrounding area.

Project partners include Niles Bolton as the architect, Juneau Construction Company as the general contractor, and Variant Collaborative as the interior designer.

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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



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specialized vehicles on behalf of 1,100+ 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 billion across 427 properties, totaling more than 233,000 beds within the student housing sector throughout North America and Europe.

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.

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