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Introduction to LV Collective and  
Project Overview

8145 Baltimore Ave – 'Project Turtle'

8145 Baltimore Ave  
College Park, MD



## Contents

### 1. About LV

### 2. Our Approach

### 3. Portfolio

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## Our Mission

To create experience-based environments that encourage personal growth, and foster the formation of relationships and memories that will last a lifetime.



# Overview

# \$6B

Developed & Planned

# 4,000+

Total Units

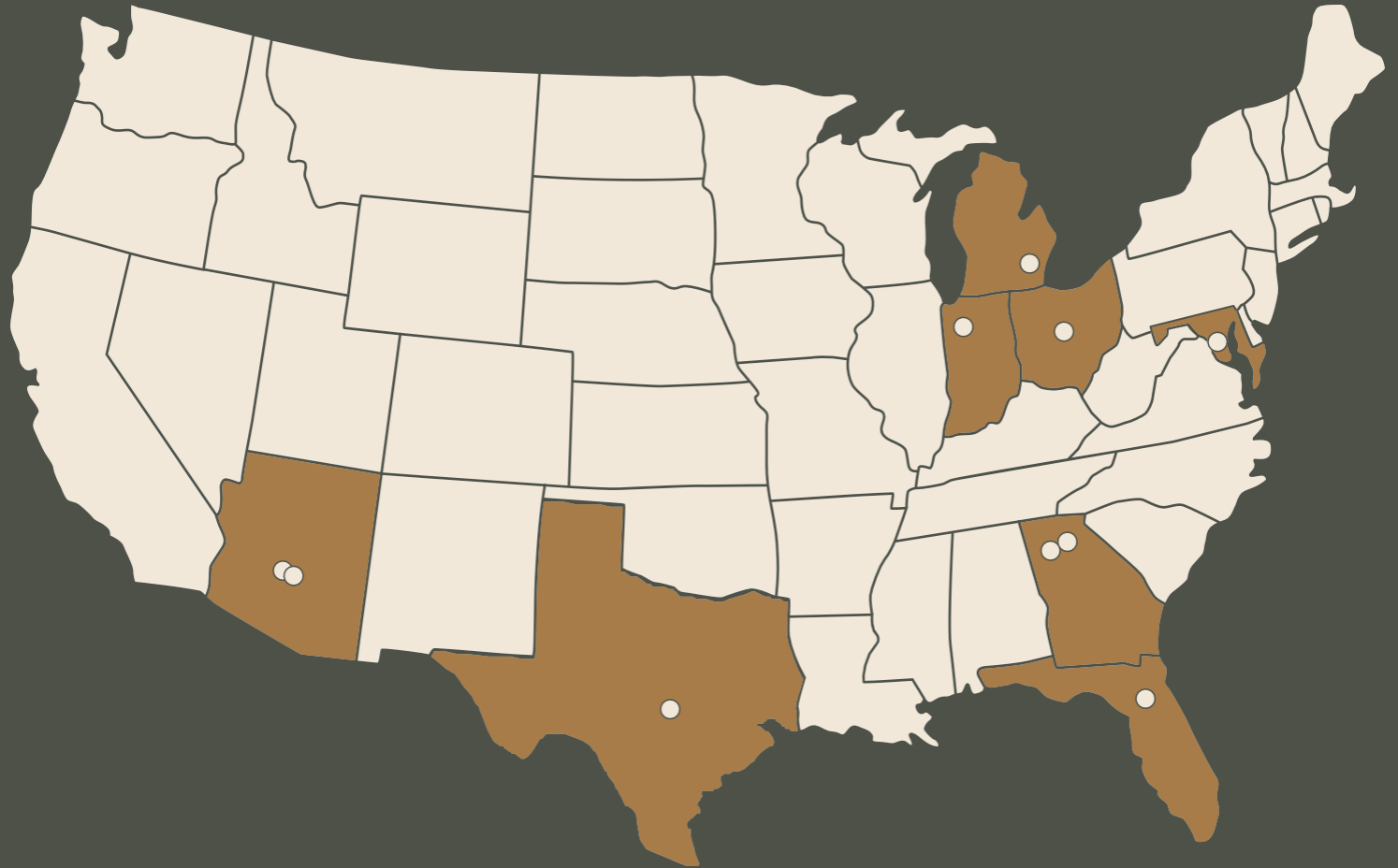
# 10,000+

Student & Multifamily Beds

# #1

Student Housing  
Development of the Year

Student Housing Business 2020 & 2022  
Moontower and Waterloo in Austin, TX





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# Our Approach

# Ground Floor Activation



Daydreamer Café at Rambler Austin



Lobby at Whistler Atlanta



Lobby at Waterloo Austin

## Cafe Design Samples

Partnered with award-winning barista and Austin café owner

Successfully launched in Atlanta, Gainesville, Phoenix, and two Austin locations.

Developed concept for public café integrated with lobby to cater to residents and public.

Coffee concept is integral part of leasing & marketing strategy.

Partnering with local bakeries in each location.





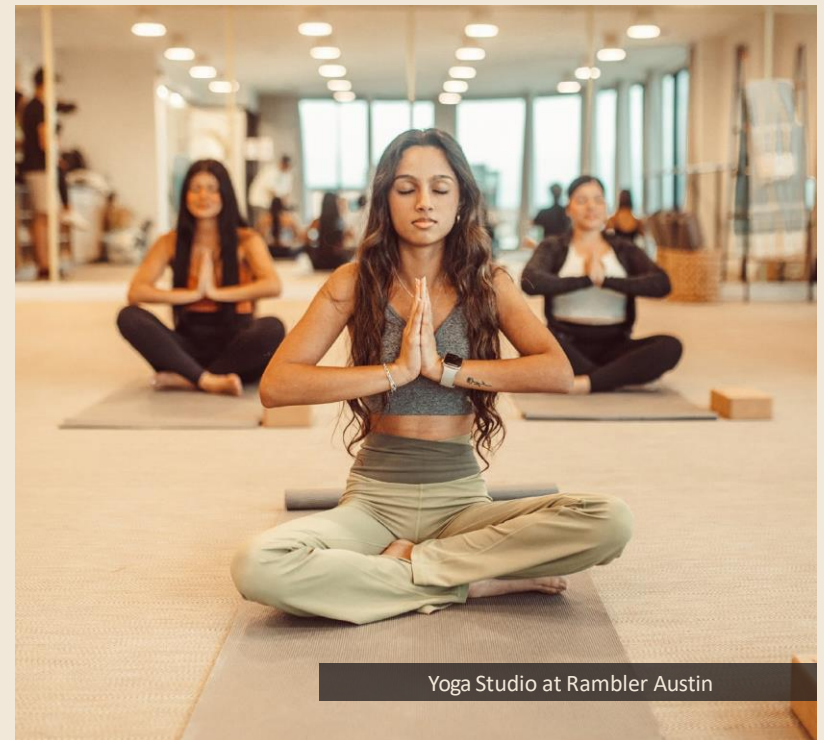
Emphasis on Health & Wellness



Fitness Center at Waterloo Austin



Sauna at Sweetwater Gainesville



Yoga Studio at Rambler Austin

# Coworking & Study Spaces



Study Lounge at Whistler Atlanta



Study Booths at Waterloo Austin



Study Floor at Moontower Austin

Street-Level Appeal



## Ground Floor Activation – Project Samples



711 Church St.  
Ann Arbor, Michigan



1020 E. Apache  
Tempe, Arizona



222 W. Lane  
Columbus, Ohio



Waterloo  
Austin, Texas



Whistler  
Atlanta, Georgia



Rambler ATX  
Austin, Texas

# Awards & Recognition



## Architecture & Design

**AIA Atlanta: Residential & Hospitality Design Awards**  
Multifamily/Mixed-Use – Over 50 Units, Winner (Whistler)

**Student Housing Business: Innovator Awards**  
Best Interior Design (Waterloo) Best  
Interior Design (Moontower)

**Austin Home Magazine: Home & Design Awards**  
Winner, Millwork (Moontower)  
Finalist, Use of Accents/Decor (Waterloo)  
Finalist, Use of Color (Waterloo)

**American Society of Interior Designers: Design Texas Awards**  
Commercial Best in Show (Waterloo)  
Commercial Best in Show, Austin Design Community  
(Waterloo)  
Commercial Multifamily, First Place (Waterloo) Commercial  
Custom Designed Element, Second Place (Waterloo)



## Marketing & Leasing

**Student Housing Business: Innovator Awards**  
Best Marketing & Lease Up Program (Waterloo)

**AAF North Central Florida: American Advertising Awards**  
Judge's Choice (Sweetwater)  
Best Sales & Marketing (Sweetwater)  
Gold: Cross Platform, Integrated Brand Identity Campaign  
(Sweetwater)  
Gold: Sales & Marketing, Brochure, Single Unit (Sweetwater)

**Web Marketing Association: Internet Advertising Awards**  
Best Website (Waterloo)

**Indigo Design Awards** Bronze,  
Branding (Waterloo) Silver, Real  
Estate (Waterloo)

**AAF North Central Florida: American Advertising Awards**  
Silver: Online/Interactive, Website, Consumers (Sweetwater)



## Development

**Student Housing Business: Innovator Awards**  
Best New Development, 2022 (Waterloo) Best  
New Development, 2020 (Moontower)

**Globe St.: Influencers in Multifamily  
Organizations, 2023 (LV Collective)**

**Student Housing Business: Top Developers**  
No. 9, 2023 (LV Collective)

**Costar**  
Multifamily Development of the Year for Phoenix (Moontower)

**NAHB: Best in American Living**  
Multifamily; Student Housing, Platinum (Whistler) Best  
in Region; South Atlantic (Whistler)



## Rambler Austin



Delivery Date: August 2023

215 Units • 817 Beds  
Austin, Texas

## Sweetwater



Delivery Date: September 2023

144 Units • 502 Beds  
Gainesville, Florida

## Rambler Athens



Delivery Date: August 2024

342 Units • 750 Beds  
Athens, Georgia

## Rambler Columbus



Delivery Date: August 2025

379 Units • 885 Beds  
Columbus, Ohio

## Whistler



Delivery Date: August 2023

168 Units • 565 Beds  
Atlanta, Georgia

## Rambler Atlanta



Delivery Date: August 2026

310 Units • 806 Beds  
Atlanta, Georgia

## Waterloo



Delivery Date: August 2022

241 Units • 796 Beds  
Austin, Texas

## Moontower Austin



Delivery Date: August 2020

166 Units • 567 Beds  
Austin, Texas



## 1020 E Apache Blvd



Delivery Date: August 2026

289 Units • 829 Beds  
Tempe, Arizona

## 8145 Baltimore Ave



Delivery Date: August 2027

299 Units • 1,003 Beds  
College Park, Maryland

## 711 Church St



Delivery Date: August 2027

279 Units • 1,007 Beds  
Ann Arbor, Michigan

## 224 E State St



Delivery Date: August 2027

583 Units • 1,307 Beds  
West Lafayette, Indiana



**8145 Baltimore 'Project Turtle'**  
View from Baltimore Ave (Rt. 1) and Melbourne Place



## Lakeland Legacy Center Rendering from Southeast

### Statement from LCHP

The Lakeland Legacy Center will be a resource to all Lakelanders and serve as a showcase to the wider community. The term Lakelander refers to current residents of Lakeland, the historic African American community of College Park and former residents along with the descendants of those individuals.

Thank you!



We look forward to  
working with you.

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