



Hawkins Way Capital

Hawkins Way Capital Acquires Garden Village Property, the Newest FOUND Study Location in the Bay Area

New Addition to the FOUND Study Brand in Berkeley to be Operated by FCL Management



BEVERLY HILLS, CA – October 10, 2024 – [Hawkins Way Capital](#), a fully vertically integrated real estate company with \$3 billion of assets under management, announces its newest acquisition of **Garden Village** in Berkeley, California. The latest addition to Hawkins Way Capital's rapidly-growing portfolio will become the second FOUND Study in Berkeley, following the acquisition of Varsity Berkeley in September. As of today, October 10, Garden Village is operating as **FOUND Study Southside Berkeley**. Both FOUND Study properties are managed by [FCL Management](#), an operator of high performing assets in select metros across the U.S.

"This acquisition reflects our ongoing commitment to investing in high-quality housing that meets the evolving needs of today's students and young professionals. Boasting modern design, superior amenities, and a prime location, just blocks from UC Berkeley, the latest addition to the FOUND Study brand is another step forward," said Ross Walker, Managing Partner, Hawkins Way Capital. "We are eager to welcome students and create an environment that feels like home."

Garden Village is a premiere purpose-built student housing facility featuring 77 high-quality units that offer two and four-bedroom layouts with floor-to-ceiling windows, modern kitchens,

and stainless steel appliances. The property's impressive array of amenities include a rooftop terrace, communal lounges, a state-of-the-art fitness center, on-site laundry facilities, a resident coffee bar, bicycle storage, and high-speed internet. The beautifully landscaped grounds provide outdoor spaces for leisure and social gatherings, fostering a sense of community among students and encouraging socialization. Garden Village is ideally located just three blocks from the UC Berkeley campus, capturing demand from the nearly 45,000 students in the area. The location is easily accessible to myriad restaurants, retail and entertainment venues.

Hawkins Way Capital's successful FOUND Study brand is committed to enhancing the student living experience by providing safe, well-maintained spaces that can support academic success. For more information about Hawkins Way Capital, please visit: www.hawkinsway.com

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About Hawkins Way Capital

Hawkins Way Capital is a fully vertically integrated real estate company with \$3 billion of assets under management, focusing on value-add and opportunistic investments across various asset classes and geographies. The company seeks niche theses targeting attractive risk-adjusted returns, leveraging the principals' investing experience and extensive network to execute strategies that offer long-term value. www.hawkinsway.com

About FCL Management

FCL Management is an operator of high performing assets in select metros across the U.S.. With the expertise of a hands-on team, the company works with leading hotel brands and academic institutions to create tailored solutions across its portfolio of hotels, multifamily residences and student housing. www.fclmgmt.com

Media Contacts:

Greta Vanhersecke

GV Public Relations

Email: Greta@gvpublicrelations.com

Phone: (917) 751-5037