

## Construction Case Studies

### 3 Bedroom Student Housing Accessory Apartment in College Park with Separate Custom Game Room

Accompanying video testimonial is on YouTube 😊

**JOA Real Estate Group, LLC**

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**How did you come up with the idea to make your basement into an income suite?**

Hmmm. Well, let's see. I really needed more income. And the money was available from a home equity line so that seemed like the best way to use it. To add value to the house as a whole.

**What was the reason you were looking for more income?**

Previously I had income coming in before, but then things changed. It stopped. But all of my expenses were still the same. So I went from having a surplus to having a deficit...and I needed some way to try to make that back up.

**How did you hear about JOA Real Estate Group? Did you look at any other contractors to do this work for you?**

Not really. They did my bathroom before and did such a good job with that. They were the first ones I went to when I needed something else done. So word of mouth from a family member, to be specific.



**How did the process go? How did the administrative part work for you? How did you feel about the communication and the floor plan they created?**

They drew up a floor plan to scale with pencil on grid paper and they listened attentively to what I wanted out of it. They tried to accommodate what I wanted but still let me know what things were feasible and what cost were involved so I could make decisions off of good information about if something would be worth it or not. Just because I wanted it doesn't mean it's really the best solutions. If it cost too much. The back and forth let us get to a good overall place where I got what I wanted and the cost was worth getting what I wanted.

**What was the main thing that you wanted in addition to the income? Your non-negotiable?**

The game room.

**Why did you want a game room? Why was that your non-negotiable?**



I been wanting a game room and this was finally the opportunity to get it. So I kind of had in mind for a long time what I wanted from a game room. I was finally able to achieve that, so that was nice. They put up custom built shelving and set up the TVs on mounts. Made sure that the wiring was through the wall and out of the way. And even put a dimmer on the lights. All of that is important.

They made a closet-cubby so you can push in the TV mount so its flat against the wall and close the doors. It's just a

nice set up there.



**What have been the top benefits you've had since you had your basement remodel?**

The top of the list is the income from it. It's definitely made it worthwhile. And then having the game room. The kids and I can play together on the two screens. Especially when guest come over, it's always a good set up. And the other thing really is even before they did the income suit and the game room, they did the laundry room. And

that's been really nice as well. Not only has the laundry room been good - it's working well - but there's extra space in there in the cabinets and everything. Which is critical to have since the tenants use a lot of the downstairs space. I still have storage.



**Would you use JOA Real Estate Group in the future? Would you recommend us to other people?**

Yes. There are a few things I've been thinking about. Like getting curtains for the office. And even when I got the windows done, my cat, Mysti doesn't have the room she used to have in the windowsill. I really miss that for her. I think it may be worth it to at least see how much it would cost to give her that.

**Do you have anything else to add?**

Hmm. Just that not only is the work you do really good, but working with you to understand what you need and meet those needs is all a big part of working with you. Just one thing that makes you different from other general contractors.





