

8X Homes

Your Home. Your Choice.

The Las Vegas Home Decision Guide.



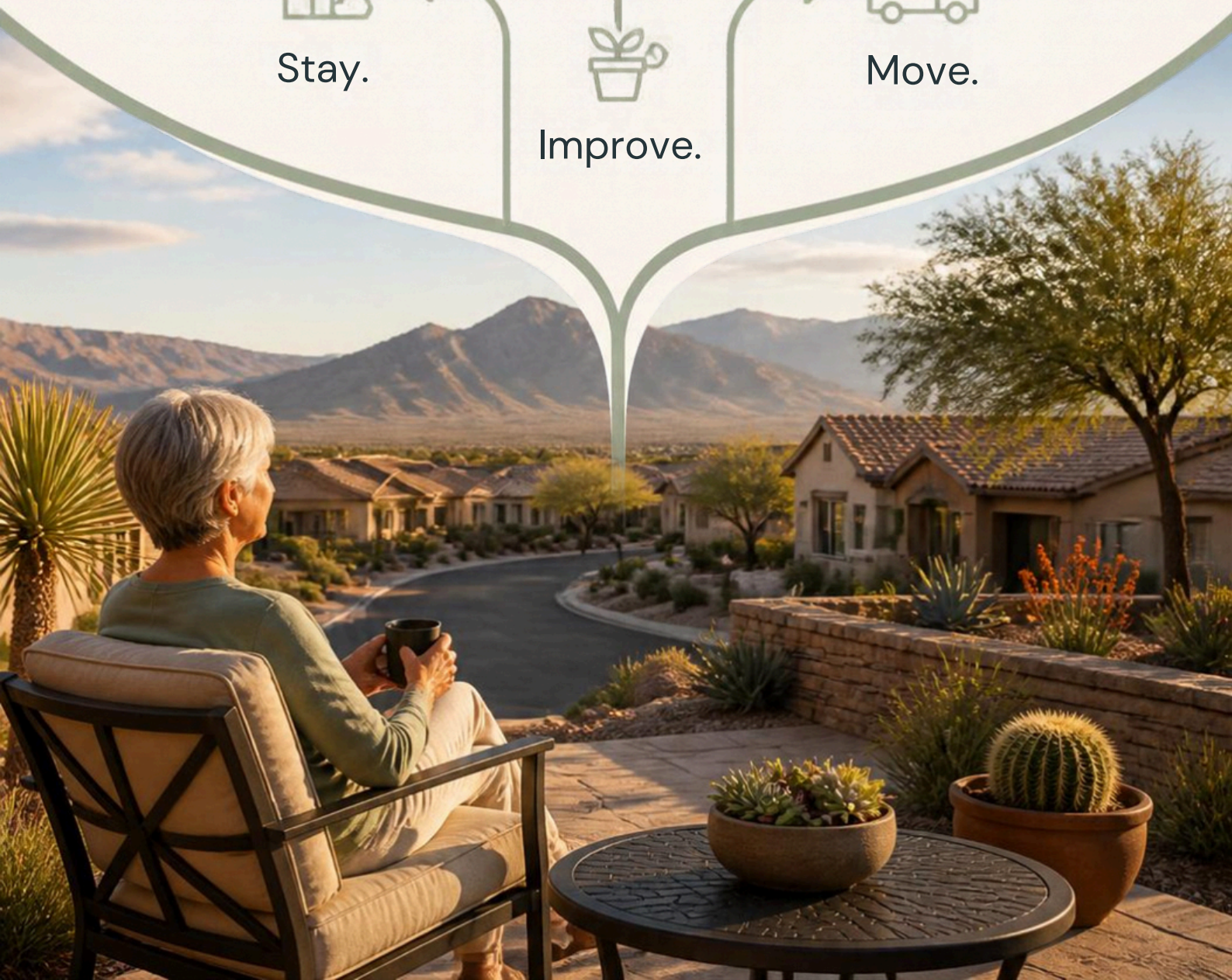
Stay.



Improve.



Move.



BRAND STORY



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Your home should fit the life you want. I'm Benny Plaksin, a Nevada real estate broker in Las Vegas and Henderson. I help you look at the options and the numbers. When something needs checking, I'll say so. You decide what comes next.

8



8 = LIFE

Life keeps moving through chapters and changes.

X



X = THE CROSSROADS

The moment life and home meet and a choice appears.



HOMES

Where life and the decision come together.

That's where 8X meets you.

THREE ROADS

You do not need to know the answer yet.





START HERE

What would you like your home to make easier?

☐

Less upkeep

☐

Easier daily routine

☐

More connection

☐

Better use of space

☐

Lower/more predictable costs

☐

Other: _____



HOME FIT

5



WHAT WORKS



WHAT FEELS HARD



One thing I would change first: _____

FRICTION CHECK.

☐

stairs

☐

yard

☐

cleaning

☐

storage

☐

unused rooms

☐

layout

☐

repairs

☐

location/drive time

☐

monthly cost

☐

other



Circle the 3 that bother you most.

MORE ROOM FOR LIFE.

What would you like more room for? Circle up to two.

- | | |
|-------------------------------|---------------------------------------|
| ☐ Travel | ☐ Shows / classes |
| ☐ Family | ☐ Rest / quiet |
| ☐ Friends | ☐ Outdoors |
| ☐ Hobbies | ☐ My own idea |

More room for...

would mean...



Start small: pages 7, 10, 16, 28 and 34. Before a decision, complete the cost and cash checks.

MEET MARIA.

ILLUSTRATIVE EXAMPLE

Maria loves her Henderson home.
Some parts feel harder now.

YARD

takes too much time.

STAIRS

bother her.

TWO ROOMS

sit empty.

SHOULD I SELL?

What needs to get easier?

Maria circles yard, stairs and unused space. Stop there. She has not chosen a road.



What I want to keep.

You can want a change and still love what is here.



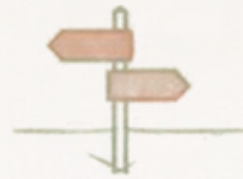
What I want to keep

What I might miss

What would make a change manageable?

NEED. WANT. NICE.

Star your three non-negotiables.
A need supports your daily life. A
want matters. Nice is a bonus.



NEED

WANT

NICE

Example: more time outdoors can mean outdoor space you can manage.

RIGHT-SIZE. DON'T JUST DOWNSIZE.

What amount of home supports the life I want?

Enough room for
people.
Less upkeep.
Space that fits my
routine.



- ☐ This home, with less work
- ☐ A change that helps this home fit
- ☐ A different home or location

Enough room for _____

I could use less _____

Buying or renting can be explored. Smaller does not always mean cheaper.

People I like. A pace that fits.

More connection, more quiet, or some of both. You choose.



☐ Familiar friends

☐ Shared interests

☐ Small gatherings

☐ Occasional outings

☐ Quiet company

☐ Time alone

More of

Less of

Try one thing near home first.

[Open Local Help & More Room for Life](#)

HOW FAR IS YOUR LIFE?

Compare up to three areas. Use one-way minutes, the same travel method and the same time of day. Use dollars for monthly fees.

	CURRENT	AREA TWO	AREA THREE
Family / friends			
Doctor			
Groceries			
Chosen activity			
Airport			
Community fees			

Which makes an ordinary Tuesday easier?

Check the actual route and fee schedule. Write ? when you have not checked.

THINK TUESDAY.

Forget the open house. Think about your routine.

HOME / SCENARIO

- ☐ Bring groceries inside easily
- ☐ Do laundry easily
- ☐ Use the rooms
- ☐ Manage the yard
- ☐ Host people I care about
- ☐ Reach important places easily
- ☐ Handle the monthly cost

Check what works. Circle a difficulty. Write ? if untested.

☐ YES

☐ MAYBE

☐ NO

Would this home make Tuesday easier?

Still to check



COUNT

What does home really cost you?

MONEY.

TIME.

ATTENTION.



NOW. NEXT. ?

Circle what matters. Star a need. Check what is confirmed. Cross out what does not apply.

Unknown is not zero. Write ?. Use \$0 only when confirmed. Write "included" when already counted elsewhere.

YOUR MONTHLY HOME NUMBER

What leaves your account in a usual month? Annual bills ÷ 12. Tax and insurance in escrow count once. Do not add a savings transfer as another expense.

Mortgage / rent	\$	
Property tax	\$	
Insurance	\$	
HOA / community	\$	
Utilities	\$	
Yard / pool	\$	
Cleaning / pest	\$	
Routine maintenance	\$	
Other	\$	

SUBTOTAL OF AMOUNTS ENTERED

\$

Still to check

Use a range if needed. Keep your bill sources and check date.

TIME COUNTS TOO.

Your home costs more than money.
Think about a usual month. Count
each task once.



Yard	_____	hrs
Cleaning	_____	hrs
Repairs / vendors	_____	hrs
Home-related driving	_____	hrs
Other home tasks	_____	hrs

MONTHLY TIME

HOURS

What would you rather do with some of that time?

WHAT'S COMING?

HOME / SCENARIO

Today's estimates for the next five years. Keep routine maintenance on page 16.
Move work done now to page 19 or 20, so you count it once.

ROOF

\$

When / source:

HVAC

\$

When / source:

WATER HEATER

\$

When / source:

APPLIANCES

\$

When / source:

YARD

\$

When / source:

ACCESSIBILITY

\$

When / source:

OTHER / ASSESSMENTS

\$

When / source:

NEXT FIVE YEARS: SUBTOTAL ENTERED

\$

For another home, check its own condition. A blank repair estimate stays ?.

IMPROVE?

Could a change make staying easier?

Bathroom / access
Storage / layout
Yard / upkeep
Lighting / kitchen
My own idea



CHANGE / WHAT GETS EASIER

Estimate / range \$

Source / date / related page 18 item

CHANGE / WHAT GETS EASIER

Estimate / range \$

Source / date / related page 18 item

Would this make the home work for five more years?

☐ YES

☐ MAYBE

☐ NO

MOVE HAS A NUMBER TOO.

One-time transition costs. Keep monthly costs on page 21 and cash timing on page 22. Write a range or ? while checking.

Prepare home	\$	
Packing	\$	
Movers	\$	
Organizer	\$	
Temporary storage	\$	
Closing / transaction charges	\$	
Utility setup	\$	
New-home work	\$	
Other / overlap costs	\$	

TRANSITION: SUBTOTAL ENTERED

\$

Keep estimates and dates with this sheet. The goal is to make surprises smaller.

WHAT WOULD MONTHLY LOOK LIKE?

Use the same monthly items as page 16. Identify the homes below. Check tax, insurance and fees for each home. Do not copy them automatically.

	AFTER IMPROVING	POSSIBLE HOME
Mortgage / rent	\$	\$
Property tax	\$	\$
Insurance	\$	\$
HOA / community	\$	\$
Utilities	\$	\$
Yard / pool	\$	\$
Cleaning / pest	\$	\$
Routine upkeep	\$	\$
Other	\$	\$
MONTHLY SUBTOTAL	\$	\$

Still to check / source / date

WHAT CASH NEEDS TO BE READY?

A cost and the date you need cash are different questions. Use written figures from the people handling your transaction.

CLOSING

Written cash-to-close amount / due date

What is included? Do not add those charges again.

OTHER BILLS

Bills outside that bundle / due dates

FUNDS AVAILABLE

Expected funds / when available

Keep retained funds separate. Net proceeds may already include costs. Check when funds arrive, before bills are due.

WHAT MIGHT HOME WORK COST?

A useful estimate needs a defined job. Public starting prices are examples, not a quote for your home.

ROOF

Repair or replacement? Material, size and condition.

**QUOTE
NEEDED**

HVAC

Repair or system? Capacity, ductwork and installation.

**QUOTE
NEEDED**

WATER HEATER

Fuel, capacity, location and code work.

**QUOTE
NEEDED**

BATH / ACCESS

Layout, access needs, fixtures and installation.

**QUOTE
NEEDED**

Published example: EZ Bath & Shower lists a standard shower remodel starting at \$8,995. Glass doors and custom work can cost more. This is not an accessibility quote.

Published starting price checked September 30, 2026.

[Open Local Help & More Room for Life](#)

WHAT MIGHT EXTRA HELP COST?

Compare the same job, unit and minimum. Ask for the full written cost before booking.

ORGANIZING

\$150 / hour

Lifestyle: two-person team, three-hour minimum. \$100 consultation credited to the project. Products and sourcing separate.

LOCAL MOVERS

\$140 / hour

Family Movers Express: two movers and truck, two-hour minimum. \$100 travel fee up to 30 combined dock / pickup / drop-off miles. Other charges can apply.

STORAGE

QUOTE NEEDED

Check size, recurring rate, fees, insurance and rental term.

HAULING

FROM \$120

Las Vegas Junk Trailer: two cubic yards. Check materials and access.

Published examples checked September 30, 2026. Confirm current terms.

[Open Local Help & More Room for Life](#)

SAME WORK? COMPARE THE ESTIMATES.

COMMON JOB / HOME

PROVIDER ONE

PROVIDER TWO

Included

Excluded

Price / basis

Timing

Payment terms

Question

Are these estimates for the same work?

☐ YES

☐ NO

☐ ?

THREE ROADS. FOUR CHECKS.

Use the same time periods. Keep page 22 for cash timing. This page compares costs, not affordability.

STAY

IMPROVE

MOVE

Pages 16 / 21

Monthly

Monthly

Monthly

Pages 19 / 20

One-time costs

One-time costs

One-time costs

Page 18 for each home

Other work: next 5 years

Other work: next 5 years

Other work: next 5 years

Page 28

Main question

Main question

Main question

Count work once within each road. Which meets your starred needs on page 10? Keep this page with your plan on page 36.

MEET DAVID.

ILLUSTRATIVE EXAMPLE / MADE-UP NUMBERS

David wants more time to travel. Staying is one option he is exploring.

\$100

a month saved toward home work

\$6,000

a made-up work estimate



A savings transfer is not another repair bill. Count the work once. Saving does not guarantee the money will be ready in time.

What work is needed, and when is it due?

GOT SOME ?'s? GOOD.

You do not need every answer today.

1

What I need to know

Why / who could answer

2

What I need to know

Why / who could answer

3

What I need to know

Why / who could answer

BRING US YOUR BLANKS.

Circle one unknown to find first. An estimate, a provider, an answer or a timing decision can be the next step. Call details: page 38.

MOVING CAN LOOK LIKE THIS.

If moving is your choice, the pieces can add up.



Repair and improvement projects can need coordination too. The plan can start with the help you actually want.

OR LIKE THIS.

ONE PLAN.

Fewer moving parts in your head.

YOU



8X WORKING PLAN



ESTIMATES
PROVIDERS
TIMING
HANDOFFS

You decide. We help organize.

WHO DOES WHAT.

YOU

Choose the direction, budget and people you want to involve.

8X

Helps organize the working plan, questions, estimates and handoffs.

INDEPENDENT PROVIDERS

Do their own work under their own agreements and scopes.

8X coordination or Move Concierge support may be included in the applicable 8X brokerage relationship. The agreement defines what is included.

Independent providers may charge their own fees. Ask about scope, price and terms before choosing them.

ONE DRAWER. 30 MINUTES.

Stop when the timer rings.

KEEP

SHARE

DONATE / SELL

RELEASE

DECIDE LATER



Release means recycle or dispose of safely.

My small place to start

What felt easier?

Let's talk about help.

What I want family or trusted people to know

Where I want help

What I want to decide myself

☐

I want to work through this myself first.

Next conversation

MY NEXT SMALL STEP.

Choose one action you can manage.

Before I...

I need to know...

One action

Who owns it?

When?

An estimate, an activity, a conversation or a later review can all count. No date yet is a valid answer.

My direction, for now.

☐ STAY

☐ IMPROVE

☐ MOVE

☐ STILL EXPLORING

Why this fits the life I want

What could change my mind?

When I want to revisit this

MY HOME ROADMAP

Copy your final answers. Keep ? for unknowns.

What I want easier

What works

What needs attention

My 3 non-negotiables

More room in my life for

Home / area to check

STAY

IMPROVE

MOVE

Monthly

\$

\$

\$

One-time costs

\$

\$

\$

Other work: 5 years

\$

\$

\$

Copy costs from page 26. Keep cash timing on page 22.

3 numbers I still need

1

2

3

3 questions I still have

1

2

3

MY DIRECTION, FOR NOW

☐ STAY

☐ IMPROVE

☐ MOVE

☐ EXPLORING

NEXT STEP / WHO WILL HELP / WHEN

MY CONVERSATION NOTES

Date _____

With _____

What I learned

Estimate or document to keep

Next action

Who owns it?

Check-in date

What would you like your home to make easier?

BRING US YOUR BLANKS.

30-Minute Home Decision Call

Bring what you know and what you do not. We can organize the missing information and a useful next step. Staying or waiting can be that step.

8X Homes

Your Las Vegas guide
for what comes next.



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For education and planning only, not legal, tax or financial advice. Estimates can change. Independent providers have their own fees, agreements and scopes.