



02 THE MBH FILE

Every home comes with *its numbers*.

Mérida has no MLS, and most listings come with a price and not much else. Before a home goes on this site, we check six things from official documents. The line under each one is the real result for Casa Mila.

◆ TITLE

Deed and registry folio

We read the escritura and confirm it at the Public Registry.

✓ Escritura 296 · 2024 · registered

◆ SIZE

Square meters from the cadastre

Construction and lot size come from the cédula catastral, not a flyer.

✓ 335.59 m² built · 474.80 m² lot

◆ INCOME

Rental record

If a home earns money, we show the actual payouts, month by month.

✓ Aug 2026 payout · 42,639 MXN

◆ TRUST

Bank trust status

For foreign buyers, the fideicomiso must be current before anything can close.

✓ Bank trust current · 2026 fees paid

◆ TAXES

Property tax and water

Predial and utilities confirmed paid, so no debt follows the house.

✓ Predial 2026 · paid

◆ CLOSING

What it costs to buy

Transfer tax (ISAI), notary, registry and trust fees, itemized before you make an offer.

✓ Casa Mila · [run the numbers](#)

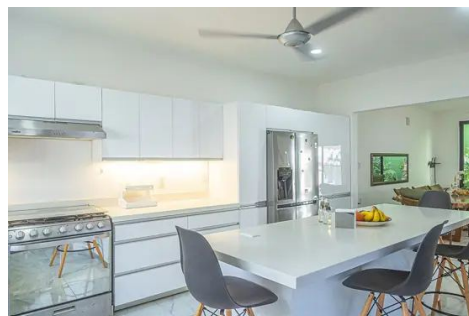
Casa Mila, Dzityá

A turnkey pool home in north Mérida, running as a 5-star Airbnb.

\$10,500,000 MXN

≈ US\$593,220 · 17.70 MXN per USD

Sold furnished



4

bedrooms

5.5

bathrooms

335 m²

construction

475 m²

corner lot

20

solar panels

2018

year built

Casa Mila is a proven, income-producing house in one of Mérida's fastest-growing areas. It has four bedrooms and 5.5 bathrooms across 335 m² of construction on a 474.8 m² corner lot, with a private fenced pool, a home gym, a garage and 20 solar panels that keep power bills low through the Yucatán summer.

It sells fully furnished and equipped for seven guests. A new owner can live in it, rent it, or both. As a short-term rental it holds a 5.0 rating and Airbnb's Guest Favourite badge, with bookings on the calendar and a local management team already in place.

Dzityá is north Mérida's craft village: quiet streets and a traditional center, minutes from the city's best shopping, schools and hospitals, and about half an hour from the beach at Progreso.

What's included

- ✓ Private fenced pool
- ✓ Covered garage
- ✓ Air conditioning + ceiling fans
- ✓ 3 king beds + 1 single
- ✓ Washer and dryer
- ✓ Marble floors, high ceilings
- ✓ 20 solar panels
- ✓ Home gym
- ✓ Furnished and equipped for 7
- ✓ Dishwasher and gas range
- ✓ Dedicated workspace, Wi-Fi
- ✓ Exterior security cameras

RENTAL PERFORMANCE

- On Airbnb since July 2026
- Host payouts: 36,315 MXN in July, 42,639 MXN in August (low season)
- High-season nights at 3,200–3,500 MXN
- Bookings already on the calendar for November and December
- Local management team in place

Owner's first-year estimate as a full-time rental: 500,000 to 750,000 MXN gross. Want to feel it before you decide? Book a stay; if you buy, up to seven of your nights are credited against the price at closing.

Offered directly by its owner, Jamie Nitze. No buyer's commission. Title held in a registered bank trust (fideicomiso); ready for a Mexican or a foreign buyer.

WHAT GUESTS SAY

Fifteen reviews. Rated 5.0.

5.0 ★★★★★ 15 reviews · Guest Favourite · [Airbnb](#)

★★★★★

"Thank you so much, Jamie, for hosting us; we loved your home. My kids had a great time in the pool. The location was perfect for our plans."

Alexander · July 2026 · TRANSLATED

★★★★★

"Hope to be back soon. Had a great stay and enjoyed everything about the house. Super lovely people, very helpful and easy to reach!"

Andrea · August 2026

★★★★★

“Attentive at every moment. The house is great and you really enjoy it. Very comfortable, with everything for a comfortable, private and safe stay.”

Juan · August 2026 · TRANSLATED

Guest reviews from Casa Mila's Airbnb listing, July to September 2026, in the guests' own words; Spanish reviews are translated where marked.



Private pool and garden



Pool under the shade sail



Lawn and the fenced pool



Garden hammock



Upstairs terrace



Front of the house and co...



Street front and gate



Garden path to the entran...



Covered garage from the ...



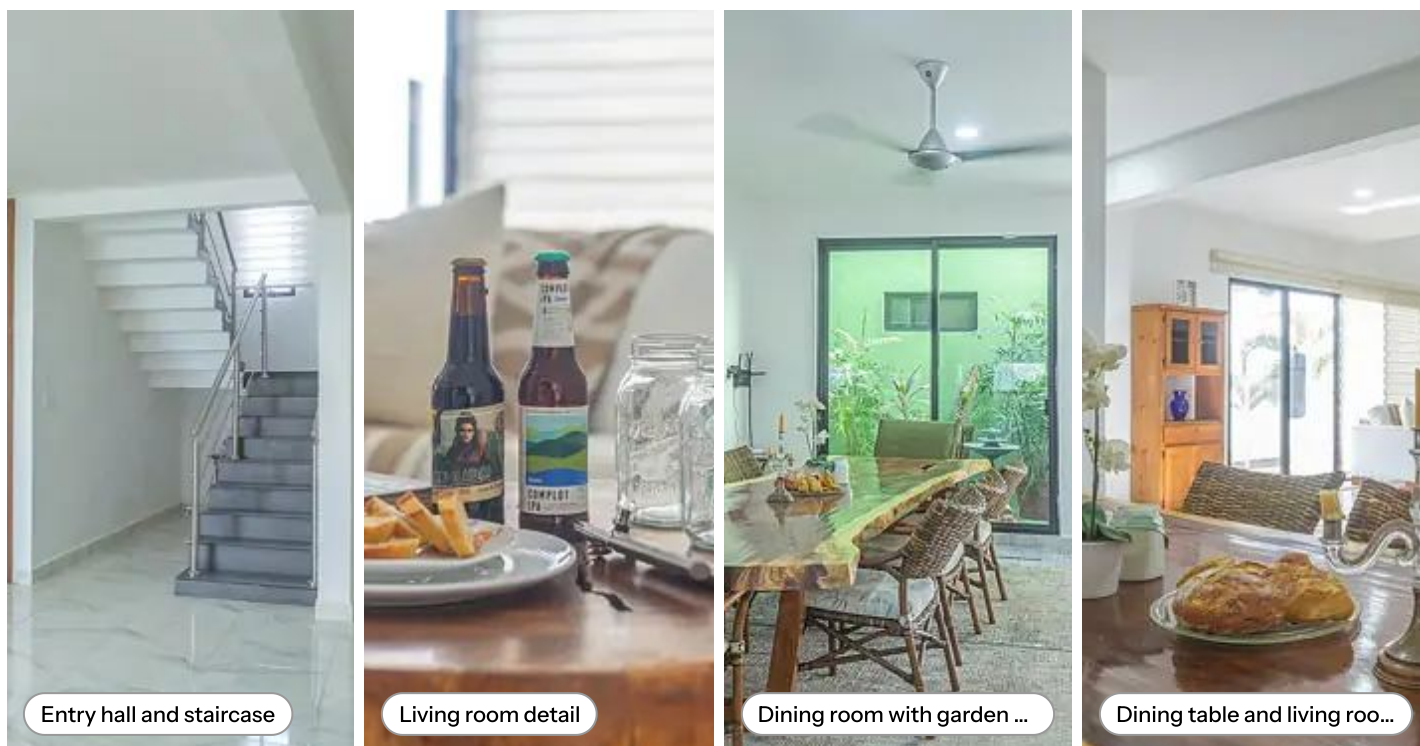
Living room



Living room from the stairs



Open living and dining



Photos: Pam Andrade Photography, used with permission.

04 BALAM'S CALCULATOR

What it *really* costs to buy.

Every peso up front. Enter a price, say who's buying, and Balam itemizes the closing costs the way the notary will: acquisition tax, notary, registry, appraisal, and the bank trust if you're a foreign buyer.

LINE ITEM	MXN	USD
Acquisition tax (ISAI) 4.14% · Mérida table	\$434,500 MXN	US\$24,548
Notary fees 1.5% of price	\$157,500 MXN	US\$8,898
Public Registry	\$8,000 MXN	US\$452
Appraisal	\$8,000 MXN	US\$452
SRE permit for the trust	\$21,650 MXN	US\$1,223
Bank trust setup	\$44,250 MXN	US\$2,500

Trust fee, first year	\$10,620 MXN	US\$600
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Closing costs

6.5% OF PRICE	\$684,520 MXN	US\$38,673
Cash to close: price + costs	\$11,184,520 MXN	US\$631,894
Then every year: trust fee	\$10,620 MXN	US\$600

THEN: WHAT IT CAN EARN

Casa Mila as a *business*.

Move the sliders. Balam works the nights, the management fee and the running costs into a yearly number and a yield on the asking price. The defaults sit inside the owner's own first-year estimate.

201 rented nights a year	\$603,000 MXN ≈ US\$34,516 gross per year	\$386,400 MXN ≈ US\$22,118 net after fees and costs	3.7% net yield on the asking price
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Management fee	\$120,600 MXN	US\$6,903
Running costs, 12 months	\$96,000 MXN	US\$5,495
Owner's first-year estimate, gross	\$500K-750K MXN	