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Isaac Toledano

Co-founder at BH Group

BY JULIA ECHIKSON May 7, 2025 5:28 PM

Isaac Toledano had been working in South Florida real estate for decades, mostly keeping a low profile. Then, a few years ago, he and his firm BH Group burst onto the scene, launching high-profile projects, often in partnership with Related Group. Today, the company has more than 30 developments in the pipeline throughout the region.

What sets BH Group apart is its ability to close land acquisitions quickly — with cash. Thanks to the backing of Israeli billionaire Teddy Sagi and other investors, the firm has gone on to snap up coveted sites on the waterfront.

“The fact that we have access to a lot of capital gives us flexibility,” Toledano said. “People, either direct sellers or brokers, bring us deals. They know we can execute fast and with certainty.”

Last year, the Miami-based developer secured a \$400 million loan to build a luxury condo development on what may be the last developable parcel on Fisher Island, the uber-wealthy island enclave near Miami Beach. The 50-unit development has already nabbed more than \$600 million in pre-sales.

This year, BH Group paid \$84 million for a waterfront property in North Bay Village near Miami Beach, which will likely be redeveloped into luxury condos. Last year, it acquired a waterfront retail center in Fort Lauderdale for \$48 million that will be transformed into a residential tower.

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In 2023, it purchased an oceanfront site in Pompano Beach for \$48 million, which is set to become a W Hotel-branded condo complex. That's just to name a few. BH Group has more sites under contract.

Other projects are moving forward, too. This year, the company broke ground on the \$1 billion redevelopment of the Southplace City Center mall in Cutler Bay after securing a \$125 million loan. The firm has also expanded beyond South Florida, acquiring oceanfront condominiums in Naples, Fla., for more than \$100 million, which will be redeveloped into a luxury property.

"Finding the right opportunity at a prime location is what we focus on," Toledano said.