Fairmont Breakers Long Beach

LONG BEACH, CALIFORNIA

$122.2MM HYBRID FINANCING

$48.5MM BRIDGE

$57.75MM C-PACE FINANCING

$15.95MM HTC BRIDGE

C-PACE financing proceeds were used for qualifying project improvements that are designed to produce energy cost savings of $84,517 in year one and $2.5MM over the financing term. In addition to energy efficiency savings the project contained significant seismic resiliency improvements.

The Opportunity: An experienced sponsorship recognized the need and opportunity to renovate the iconic property to serve the area's convention and tourism industry. The Breakers is a national registered landmark hotel built in 1925. The 15-story, 193,812 square foot structure has welcomed luminaries from the silver screen and beyond. It was home to the Hollywood stars for many years with the likes of Cary Grant, John Wayne, and Elizabeth Taylor, who dined, entertained, and stayed there. It was purchased by the sponsors, Pacfic6 Enterprises, in 2017, who envisioned its return to a luxury brand hotel.

The Solution: In 2021, X-Caliber Capital and CastleGreen Finance respectively provided a $48.5MM bridge loan and a $45.5MM C-PACE financing for the project. To address subsequent cost overruns and the delayed approval of the historic tax credits, a revised financing package was closed in 2024 which included a $15.95mm HTC bridge financing and a restructured $57.75MM C-PACE financing. When combined with the original renovation loan, the $122.2MM financing provided a full capital stack solution for the sponsorship team to address the increased costs. The original 2021 renovation loan terms remained largely unchanged. The new hotel opened in the fall of 2024 as the Fairmont Breakers Long Beach.

Program Type: Renovation/Redevelopment

Program Administrator: California Statewide Communities Development Authority ("CSCDA") Open PACE program

Energy Efficiency: The project is designed to:

- **Reduce CO2 emissions by 247.7 MT/year**
- **Save an estimated 6.2MM gallons of water annually**
- **Save 606,729 kWh/year**

HOSPITALITY