

Maximising investor returns through strategic property investment

Case studies

12.12.24



Travelodge Snaresbrook

£2,385,000

Total investment amount

11.49%

Actual return

10.12% pa

Estimated return

Ten months

Term

TAB Property introduced an innovative fractional ownership opportunity for a Travelodge hotel located in Snaresbrook, London. The initial investment proposition presented an attractive opportunity:

- **Total investment amount:** £2.385m
- **Property:** Part own a 24-bed, 7,303 sq ft hotel, let to Travelodge
- **Initial projected returns:** 10.12% pa
 - **Net yield:** 7.62% pa
 - **Projected capital growth:** 2.50% pa

TAB's investment strategy focused on several key differentiators:

1. **Strong tenant covenant:** The property was let to Travelodge Hotels Ltd - the UK's second-largest hotel chain - on a full repairing and insuring (FRI) lease until 2035, with a landlord-only option to extend to 2041. This offered investors:

- Reliable monthly income
- Inflation-linked rent reviews
- A tenant with robust financial performance

1. **Strategic location:** The hotel's prime location provided multiple advantages:

- Four-minute walk from Snaresbrook Underground Station
- Proximity to M11 Motorway
- Close to popular local landmarks

The hotel's strategic location coupled with its proximity to amenities, suggested strong potential for consistent occupancy and reliable rental income over the investment period.

Property investment has traditionally been the domain of high-net-worth individuals, but TAB Property is changing this narrative. The Travelodge Snaresbrook deal demonstrates our commitment to democratising property investment, providing everyday investors access to high-grade UK real

estate and its potential financial rewards.

Unexpected value creation:

What set this investment apart was TAB's proactive management and market insight. Within just ten months, the team identified an exceptional opportunity that exceeded initial projections:

- **Net sales repayment:** £2,503,636
- **Original projected return:** 10.12% pa
- **Actual return achieved (in ten months):** 11.49% equivalent to 13.44% pa

TAB's commitment to maximising investor returns is epitomised by this strategic investment, where our team's market understanding and proactive approach transformed a solid opportunity into a great financial outcome. Within just ten months, we identified and executed a value-creation strategy that enhanced returns beyond initial projections, all achieved with a hands off approach.

By combining strategic asset selection, thorough market analysis, and dynamic management, we demonstrated our ability to unlock hidden value and consistently outperform investor expectations.



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