

TAB delivers investor returns through strategic property investment

News

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TAB has announced the successful completion and sale of its investment in a Travelodge hotel in Snaresbrook, London. This investment demonstrates TAB's commitment to enabling property investment and delivering returns to investors.

The Travelodge Snaresbrook project was introduced via the fractional ownership model, which enables investors to co-own a high-quality property with potential. Key highlights of the initial investment included:

- **Total investment amount:** £2.385 million
- **Property details:** 24-bedroom, 7,303 square foot hotel, let to Travelodge Hotels Ltd.

- **Projected returns:**

- Net yield: 7.62% per annum
- Projected capital growth: 2.50% per annum

TAB's approach focused on several factors to maximise returns:

1. Strong tenant covenant

- The property was leased to Travelodge Hotels Ltd, the UK's second-largest hotel chain, on a full repairing and insuring (FRI) lease until 2035, with an option to extend to 2041.

2. Prime location

- Situated just a four-minute walk from Snaresbrook Underground Station and close to the M11 Motorway, the property's location ensures strong occupancy potential and reliable rental income.

TAB's management and market insight unlocked higher value than initially predicted. Within 10 months, the TAB team identified and implemented an opportunity with a net sales repayment of £2.5m and a projected return of 10.12% per annum. The actual return was 11.49% (equivalent to 13.44% per annum). This outcome reflects TAB's ability to transform investment into a lucrative financial result for investors.

The success of the Travelodge Snaresbrook investment demonstrates the power of our approach. By combining meticulous asset selection and thorough market analysis we have delivered results that exceed investor expectations. We are excited to continue providing innovative investment opportunities that make property accessible to a wider audience.

Duncan Kreeger, Founder and CEO

About TAB

Founded in 2018, TAB is a real estate finance and investment platform that offers flexible lending solutions for property projects that do not fit traditional lenders' criteria. With a focus on trust, transparency, and innovation, TAB has lent more than £600 million and continues to expand its reach across the UK.

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Notes to editors

TAB is a whole life cycle, real estate finance and investment platform, established in 2018 to cater to property projects that were not aligned with the stringent criteria of traditional lenders. Recognising the need for a lender well-versed in bridging loans and experienced in efficient risk management, TAB designed a lending model that embraces flexibility and considers borrowers' unique requirements. With a dedicated and experienced team comprising seasoned professionals, including in-house legal experts, quality underwriters, and skilled salespeople, TAB has successfully written over £600m in loans within four years and is set to have a loan book of over £700m in 2025.

TAB has now expanded and its extensive lending experience, diverse funding sources, and nationwide reach enables it to offer competitive finance solutions as well as a growing range of other investment opportunities. TAB prioritises trust, transparency, personalisation, efficiency, and innovation to deliver outstanding service to clients.

ENDS

Capital is at risk. Property values can go down as well as up. Borrowers may default and investments may not perform as expected. Interest and income are not guaranteed. Returns may vary. You should not invest more than you can afford to lose. TAB is not authorised by the Financial Conduct Authority. Investments are not regulated and you will have no access to the Financial Services Compensation Scheme (FSCS) or the Financial Ombudsman Service (FOS). Past performance and forecasts are not reliable indicators of future results and should not be relied on. Forecasts are based on TAB's own internal calculations and opinions and may change. Investments are illiquid. Once invested, you are committed for the full term. Tax treatment depends on individual circumstances and may change.

You are advised to obtain appropriate tax or investment advice where necessary. Understand more about the key risks [here](#).

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