

ALALI BUSINESS CENTRE

# CoWork Office Space

A premium managed office and coworking facility in Muscat, Sultanate of Oman. Designed for entrepreneurs, SMEs, and corporate teams.

19

RENTABLE UNITS

35K

OMR INVESTMENT

33

MONTHS PAYBACK

## Alali Business Centre

A fully managed, premium coworking facility in the heart of Muscat. Designed to serve freelancers, startups, and established businesses who need flexible, professional workspace without the burden of long-term leases or setup costs.

### 📍 LOCATION

Prime Muscat location with easy access for professionals and businesses across the capital.

### 🏢 SPACE

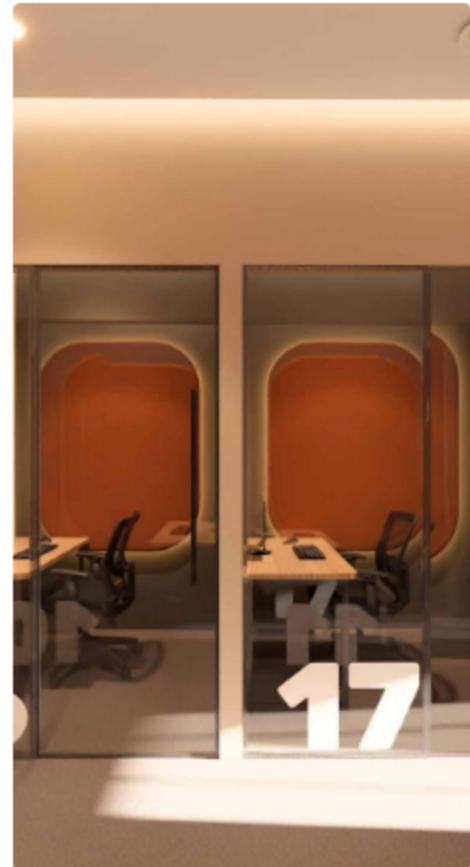
19 rentable units across private offices and shared spaces, fully fitted and furnished.

### 🌟 MANAGEMENT

Fully managed by Alali Investment — operations, maintenance, and tenant relations handled end-to-end.

### ✓ RETURNS

Attractive ROI with payback period as low as 33 months at full occupancy.



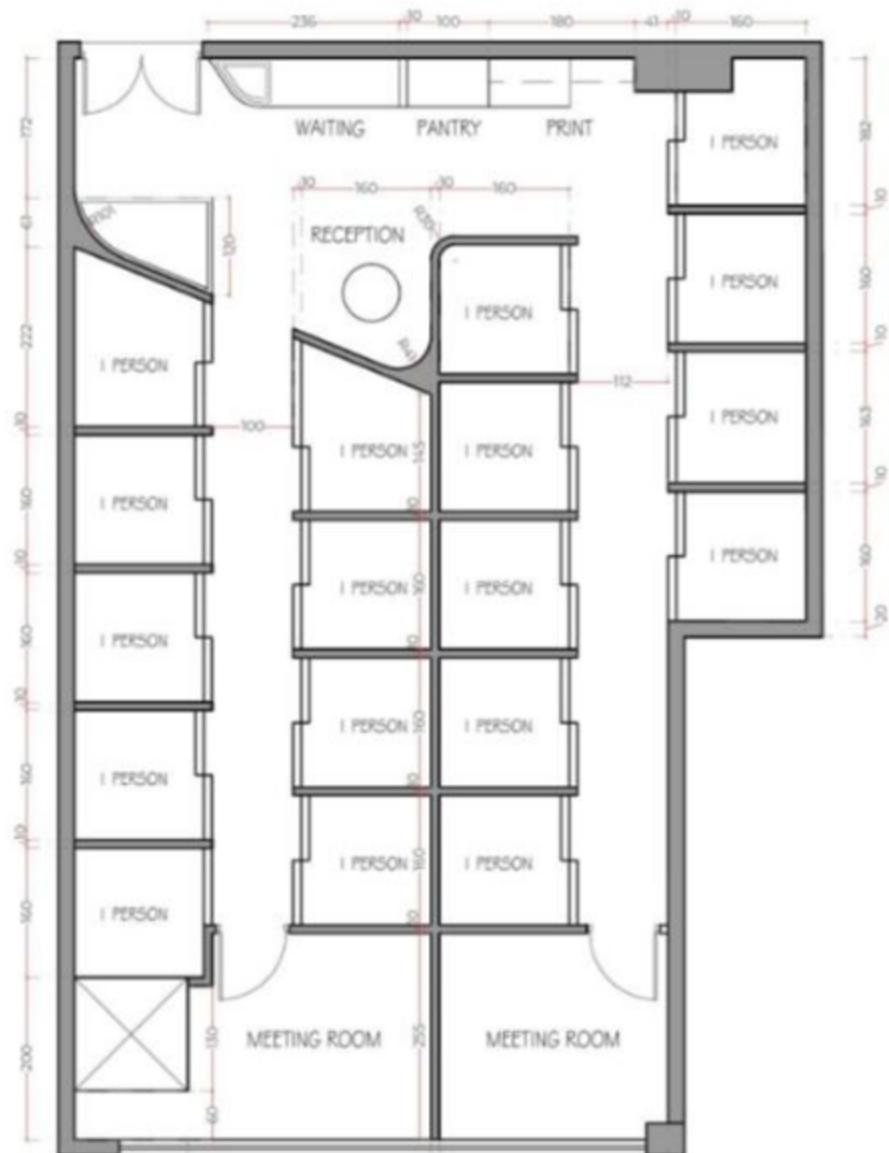
## Space Layout & Pricing

Unit Type	Qty	Monthly Rate	Max Revenue
Private Office	18	150 OMR	2,700 OMR
Premium Office Suite	1	220 OMR	220 OMR
Shared Meeting Room	1	50 OMR	50 OMR
<b>Total Maximum Monthly Revenue</b>			<b>2,970 OMR</b>

## **INCLUDED AMENITIES**

✓ High-Speed Internet	✓ Reception & Security	✓ Pantry & Coffee	✓ Print Station
✓ CCTV & Access Control	✓ AC & Maintenance	✓ Cleaning Service	✓ Meeting Room Access

#### BUSINESS CENTRE FLOOR PLAN





Office Corridor



Private Offices



Office Pods



Collaborative Zone



Work Lounge



Pantry & Common Area

## Financial Projections

CONSERVATIVE	MODERATE	OPTIMISTIC		
<b>80%</b>	<b>90%</b>	<b>100%</b>		
14 offices rented	16 offices rented	All units rented		
Revenue	2,370 OMR	Revenue	2,970 OMR	
Expenses	1,650 OMR	Expenses	1,650 OMR	
Net Profit	<b>720 OMR/mo</b>	Net Profit	<b>1,020 OMR/mo</b>	
Payback	~49 months	Payback	~34 months	
			Payback	~27 months

### MONTHLY PROFIT BY OCCUPANCY



### CUMULATIVE RETURNS — 5 YEAR PROJECTION (90% OCCUPANCY)

Period	Monthly Profit	Annual Profit	Cumulative Return	Investment Recovery
Year 1	1,020 OMR	12,240 OMR	12,240 OMR	35%
Year 2	1,020 OMR	12,240 OMR	24,480 OMR	70%
Year 2.9 ★	1,020 OMR	—	~35,000 OMR	100% ✓
Year 3	1,020 OMR	12,240 OMR	36,720 OMR	105%
Year 4	1,020 OMR	12,240 OMR	48,960 OMR	140%
Year 5	1,020 OMR	12,240 OMR	61,200 OMR	175%

BREAK-EVEN POINT

**10 Offices Rented**

MINIMUM OCCUPANCY REQUIRED

**56%**

## Investment Overview

TOTAL INVESTMENT REQUIRED

**35,000 OMR**

Investor capital contribution

MONTHLY EXPENSES

**1,650 OMR**

Covered by operations revenue

FASTEST PAYBACK

**27 Months**

At 100% occupancy

### EQUITY STRUCTURE

Alali — 25%

Investors — 75%

Alali Investment retains 25% as operator & manager

75% distributed proportionally among investors

### Investor Protection — Important Note

Please read carefully before investing

- ✓ **Monthly losses are covered by Alali Investment.** If the business operates at a loss in any given month, the investor is NOT required to contribute additional funds. Alali Investment absorbs all operational shortfalls.
- ✓ **Profits are shared** proportionally based on equity stake, once monthly revenue exceeds operational expenses.

### SEED INVESTOR TIERS — ENTRY OPTIONS

**5,000 OMR**

SEED — TIER 1

Equity	10.7%
At 90% occupancy	~109 OMR/mo
At 100% occupancy	~141 OMR/mo
Payback	~46 months

**10,000 OMR**

SEED — TIER 2

Equity	21.4%
At 90% occupancy	~218 OMR/mo
At 100% occupancy	~283 OMR/mo
Payback	~46 months

**15,000 OMR**

SEED — TIER 3

Equity	32.1%
At 90% occupancy	~327 OMR/mo
At 100% occupancy	~424 OMR/mo
Payback	~46 months

#### Zero Monthly Liability

Investor never pays for monthly losses — Alali covers all shortfalls.

#### Fully Managed

No day-to-day involvement required. Alali handles all operations.

#### Low Break-Even

Only 56% occupancy needed — achievable even in slow market conditions.

#### Growing Market

Oman's SME ecosystem is expanding, driving demand for flexible workspace.

#### Interested in Investing?

Contact Alali Investment to discuss terms and secure your stake.

GET IN TOUCH

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