



Business Centre · Feasibility Study

# Alali CoWork Business Centre

AlHail, Muscat · Sultanate of Oman

**50K**

OMR INVESTMENT

**27**

TOTAL WORKSPACES

**35%**

ANNUAL ROI @ 80%

**35**

MONTHS PAYBACK

## Executive Summary

Alali CoWork Business Centre is a premium flexible workspace facility planned for AlHail, Muscat — one of Oman's fastest-growing commercial corridors. The centre delivers **21 private offices** and **6 shared desks**, targeting SMEs, startups, freelancers, and corporate teams seeking professional, flexible environments without a full-time lease commitment.

### The Opportunity:

Oman's Vision 2040 drives strong SME growth and demand for flexible workspaces. A total of **50,000 OMR** is sought from co-investors to launch this venture. The operator (Alali Investment SPC) retains 20–30% ownership; the remaining stake is available in 5%, 10%, and 20% tiers.

**50,000**  
OMR  
TOTAL INVESTMENT

**3,750**  
OMR / month  
FULL CAPACITY REVENUE

**36%**  
Occupancy  
BREAK-EVEN POINT

**35**  
months  
PAYBACK @ 80% OCC.

### Financial Scenarios at a Glance

Scenario	Occupancy	Monthly Revenue	Net Profit	Payback Period	Annual ROI
<b>Conservative</b>	60%	2,250 OMR	<b>700 OMR</b>	72 mo.	<b>17%</b>
<b>Moderate</b>	80%	3,000 OMR	<b>1,450 OMR</b>	35 mo.	<b>35%</b>
<b>Optimistic</b>	100%	3,750 OMR	<b>2,200 OMR</b>	23 mo.	<b>53%</b>

### Key Takeaway:

At 80% occupancy, monthly profit is **1,450 OMR** — recovering the full 50,000 OMR investment in **31 months** with an annual ROI of **40%**. Break-even reached at just 41% occupancy.

# Investment Opportunity

Alali Investment SPC is offering co-ownership in Alali CoWork. Total project cost: **50,000 OMR**. Each 1% ownership = **500 OMR**. Operator retains **20–30%**; remaining 70–80% available to co-investors in 5%, 10%, and 20% stake tiers.

**5%**

SEED STAKE

**2,500 OMR**

~72 OMR/mo @ 80%  
Entry-level

**10%**

STANDARD STAKE

**5,000 OMR**

~145 OMR/mo @ 80%  
Most popular

**20%**

PREMIUM STAKE

**10,000 OMR**

~290 OMR/mo @ 80%  
Max investor stake

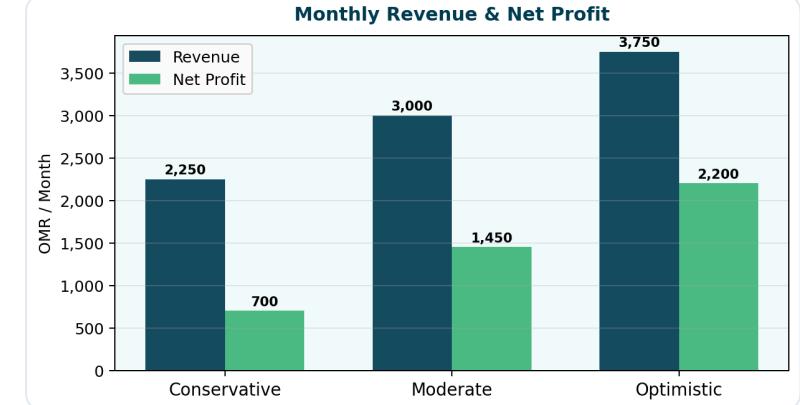
## Returns by Stake Tier (at 80% Occupancy)

Tier	Ownership	Investment	Monthly Return
Seed Stake Entry-level stake	<b>5%</b>	<b>2,500 OMR</b>	+82 OMR/mo 990/yr
Standard Most popular tier	<b>10%</b>	<b>5,000 OMR</b>	+165 OMR/mo 1,980/yr
Premium Stake Max single-investor stake	<b>20%</b>	<b>10,000 OMR</b>	+330 OMR/mo 3,960/yr

## Operator Terms:

Alali Investment SPC retains **20–30% ownership** as operating partner (management, staffing, client relations). The remaining **70–80%** is open to co-investors. Stakes are proportional: **1% = 500 OMR**. Profit distributed monthly pro-rata.

## Sample Ownership Structure



## When Will Investors Get Their Money Back?

# Concept & Space Layout

## Private Offices

**21** offices

**150** OMR / office / month

Fully enclosed, lockable private offices. Ideal for SMEs, consultants, remote corporate teams, and freelancers needing dedicated, private space.

**Full capacity: 3,150 OMR/month**

## Shared Desks

**6** individual desks

**100** OMR / desk / month

6 individual shared desks in a collaborative open-plan area. Perfect for freelancers and solo professionals who value community and networking.

**Full capacity: 600 OMR/month**

## Floor Plan — 21 Private Offices + 6 Shared Desks

Private Office x21 — 150 OMR/mo

Shared Desk x6 — 100 OMR/mo each



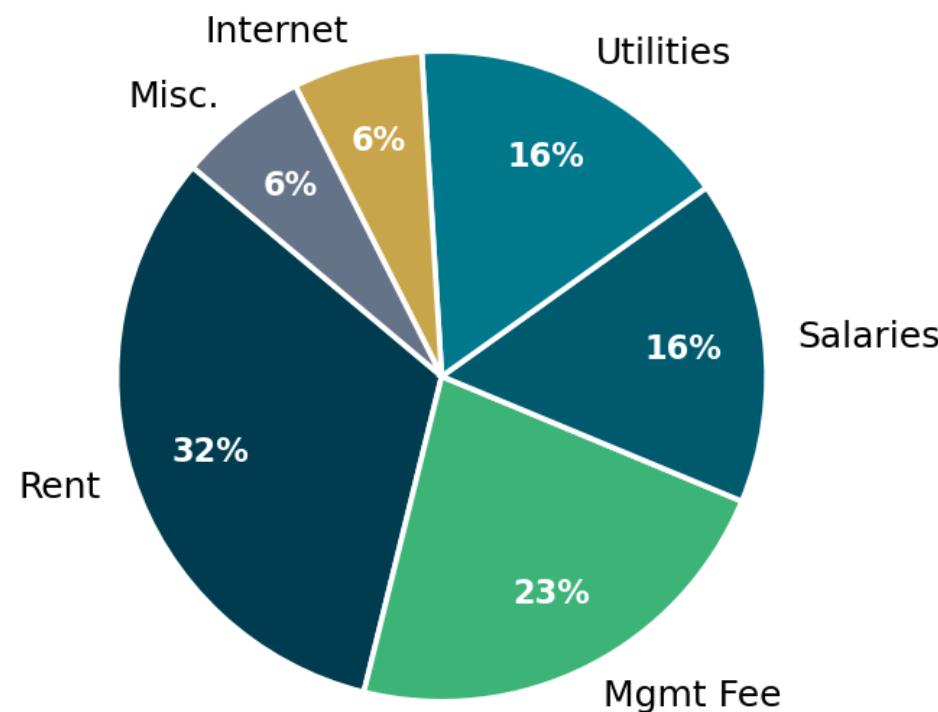
## Revenue at Full Occupancy

Type	Units	Rate	Full Monthly Revenue
Private Offices	21 offices	150 OMR / office	<b>3,150 OMR</b>
Shared Desks	6 desks	100 OMR / desk	<b>600 OMR</b>
Total at Full Occupancy			<b>3,750 OMR / month</b>

## Financial Projections

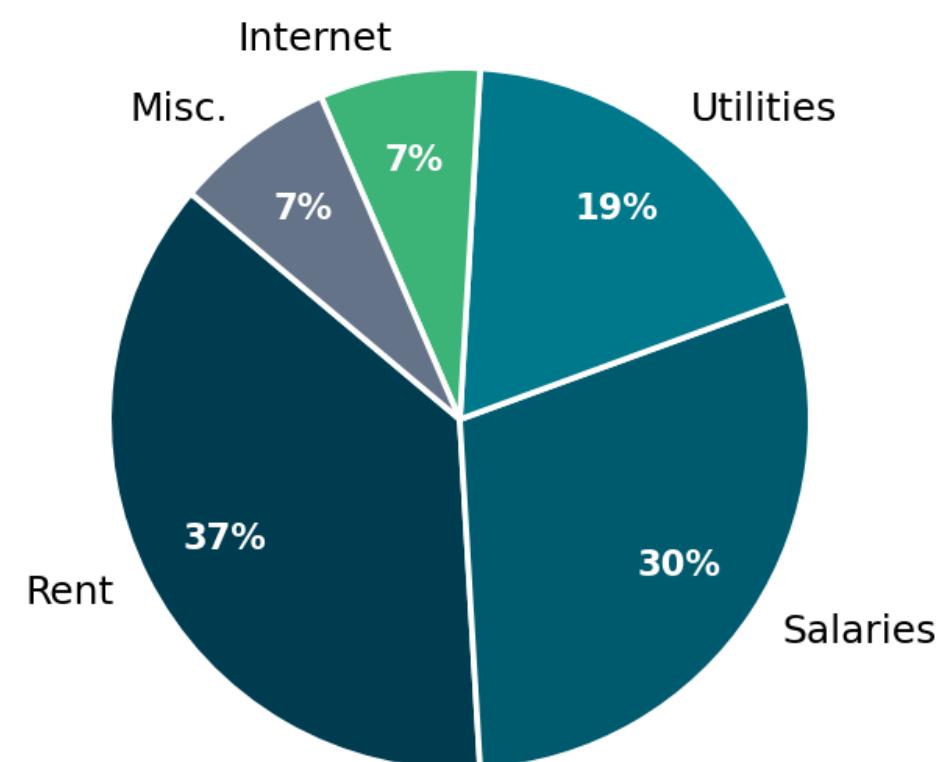
### Revenue & Profit by Scenario

#### Monthly Expenses (1,550 OMR)



### Monthly Expenses Breakdown

#### Monthly Expenses (Total: 1,350 OMR)



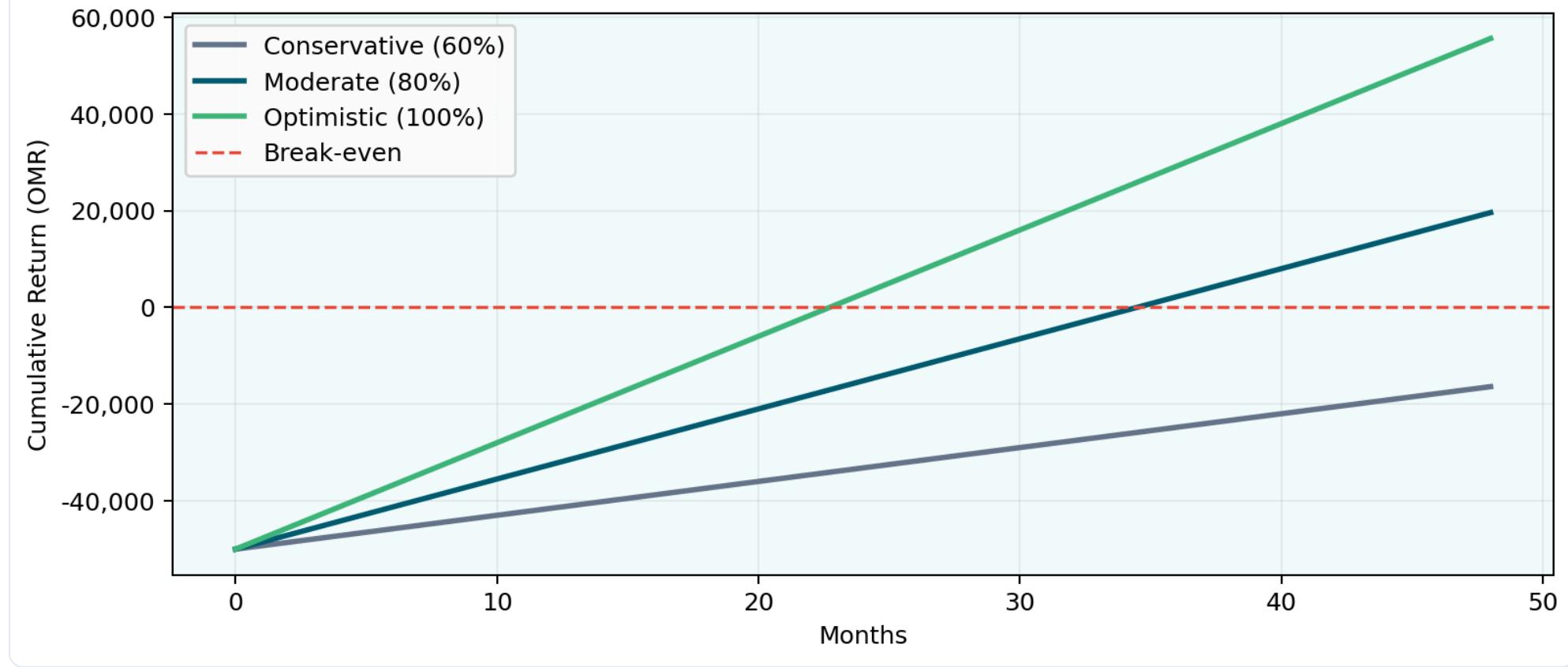
Monthly Operating Expenses — 1,550 OMR / Month

Item	Monthly (OMR)	Annual (OMR)	Share
Rent	500	6,000	37%

# Return on Investment & Payback

## Cumulative Return Over 48 Months

Investment Recovery Timeline



**72**

months payback

CONSERVATIVE · 60%

Revenue: 2,250 OMR/mo  
Profit: 700 OMR/mo  
Annual ROI: 17%

**35**

months payback

MODERATE · 80%

Revenue: 3,000 OMR/mo  
Profit: 1,450 OMR/mo  
Annual ROI: 35%

**23**

months payback

OPTIMISTIC · 100%

Revenue: 3,750 OMR/mo  
Profit: 2,200 OMR/mo  
Annual ROI: 53%

# Why Invest & 5-Year Outlook

## Market Opportunity

- Oman Vision 2040 actively drives SME growth & entrepreneurship
- Rising demand for flexible workspaces across Muscat
- AlHail: one of Muscat's fastest-growing commercial corridors
- Limited premium coworking supply in the AlHail area
- Growing professional community & remote work culture
- Monthly contracts = predictable, recurring revenue stream

## Competitive Advantages

- **Prime location** — AlHail high-traffic commercial zone
- **Dual offering** — private offices & shared desks for all budgets
- **Ultra-low break-even** — just 41% occupancy
- **Established operator** — Alali Investment SPC
- **Flexible co-investment** — 5%, 10%, 20% stake tiers

## 5-Year Financial Outlook

Year	Occupancy	Annual Profit	Cumulative Net
Year 1	60%	8,400 OMR	-41,600 OMR
Year 2	75%	15,150 OMR	-26,450 OMR
Year 3	85%	19,650 OMR	-6,800 OMR
Year 4	90%	21,900 OMR	+15,100 OMR
Year 5	95%	24,150 OMR	+39,250 OMR

## Risk Mitigation

- Two revenue streams reduce single-source dependency
- Monthly contracts limit long-term vacancy exposure
- Low overhead keeps operating costs predictable
- Break-even at 36% creates a wide safety margin
- Established commercial zone with proven demand

## Partner With Us

Join Alali Investment SPC in building Oman's next-generation flexible workspace. A proven concept, conservative financials, prime Muscat location.

### Alali Investment SPC

AlHail Business Centre · Muscat, Sultanate of Oman  
info@alali.om · +968 99532326