

Business Centre · Feasibility Study

AlAli CoWork Business Centre

AlHail, Muscat · Sultanate of Oman

50K

OMR INVESTMENT

57

TOTAL WORKSPACES

97%

ANNUAL ROI @ 80%

12

MONTHS PAYBACK

Executive Summary

AIAli CoWork Business Centre is a premium flexible workspace facility planned for AlHail, Muscat — one of Oman's fastest-growing commercial corridors. The centre delivers a curated mix of private offices and shared workspaces, targeting SMEs, startups, freelancers, and regional corporate teams who need a professional, flexible environment without the cost of a full-time lease.

The Opportunity

Oman's Vision 2040 and the rapid growth of the SME sector have generated strong demand for flexible, affordable office solutions. AlHail is a prime location with high commercial activity, limited premium cowork supply, and a growing professional community. A total of **50,000 OMR** is being sought from investors to launch this venture.

50,000
OMR
TOTAL INVESTMENT

6,750
OMR / month
FULL CAPACITY REVENUE

20%
Occupancy
BREAK-EVEN POINT

12
months
PAYBACK @ 80% OCC.

Financial Scenarios at a Glance

Scenario	Occupancy	Monthly Revenue	Net Profit	Payback Period	Annual ROI
Conservative	60%	4,050 OMR	2,700 OMR	19 months	65%
Moderate	80%	5,400 OMR	4,050 OMR	13 months	97%
Optimistic	100%	6,750 OMR	5,400 OMR	10 months	130%

Key Takeaway:

Even at conservative 60% occupancy the centre generates **2,700 OMR net profit every month** — recovering the full 50,000 OMR investment within 19 months. At 80% occupancy, payback shortens to just **12 months** with a first-year ROI of **97%**.

Investment Opportunity

Alali Investment SPC is offering investors the opportunity to co-own the Alali CoWork Business Centre. The total project cost is **50,000 OMR**. Multiple investment tiers are available — investors may purchase a **5%, 10%, or 20% stake** in the venture. The operator (Alali Investment SPC) retains a minimum **20–30% ownership** to maintain operational alignment and accountability.

5%

SEED STAKE

2,500 OMR

~202 OMR/mo @ 80%
Entry-level stake

10%

STANDARD STAKE

5,000 OMR

~405 OMR/mo @ 80%
Most popular tier

20%

PREMIUM STAKE

10,000 OMR

~810 OMR/mo @ 80%
Max single-investor stake

Investor Returns by Stake (at 80% Occupancy)

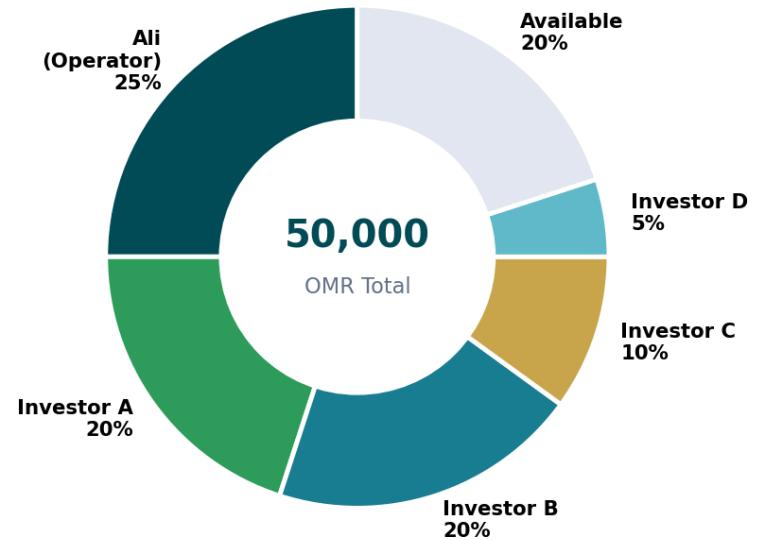
Sample Ownership Structure

Stake Tier	Ownership	Investment	Monthly Return
Seed Stake Entry-level stake — ideal for first-time investors	5%	2,500 OMR	+202 OMR/mo 2,430/year
Standard Stake Popular choice — meaningful ownership share	10%	5,000 OMR	+405 OMR/mo 4,860/year
Premium Stake Significant stake — maximum investor return	20%	10,000 OMR	+810 OMR/mo 9,720/year

Operator Terms:

Alali Investment SPC retains **20–30% ownership** as the operating partner, responsible for management, staffing, client relations, and day-to-day operations. The remaining **70–80%** is available to co-investors. Stakes are proportional — each 1% equals **500 OMR** invested (based on 50,000 OMR total).

Sample Ownership Structure



Concept & Space Layout

Private Offices

21 offices

150 OMR / office / month

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

Full revenue: 3,150 OMR/month

Shared Offices

6 offices × 6 desks = 36 desks

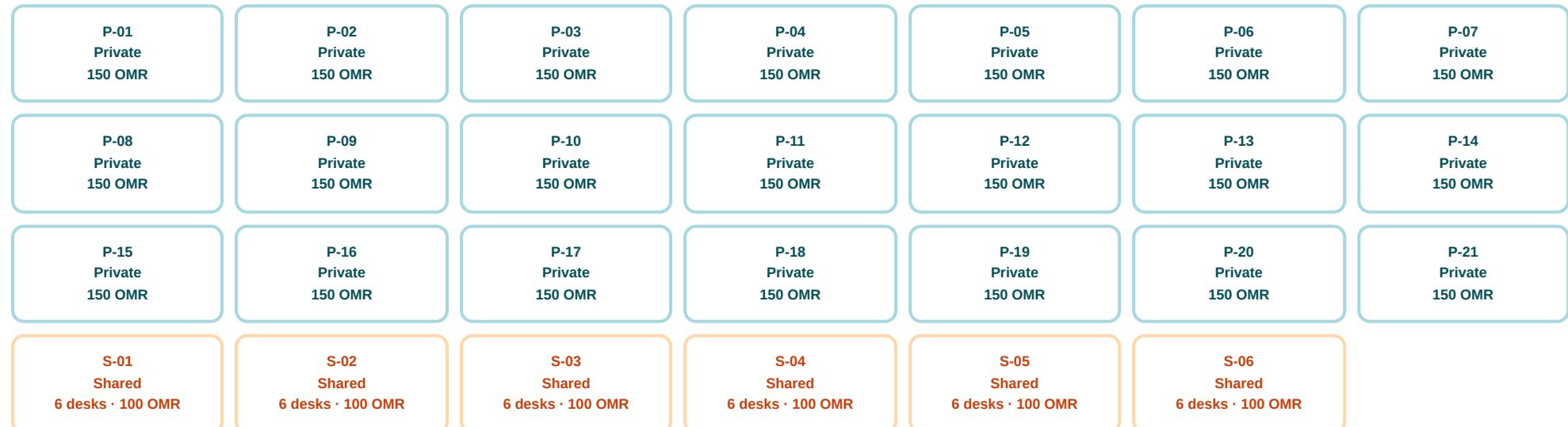
100 OMR / desk / month

Collaborative open-plan offices with 6 individual desks per room. Perfect for startups, freelancers, and professionals who value a connected community environment.

Full revenue: 3,600 OMR/month

Floor Plan — 21 Private + 6 Shared Offices

Private Office ×21 — 150 OMR/mo each Shared Office ×6 — 6 desks × 100 OMR/mo = 600 OMR/room

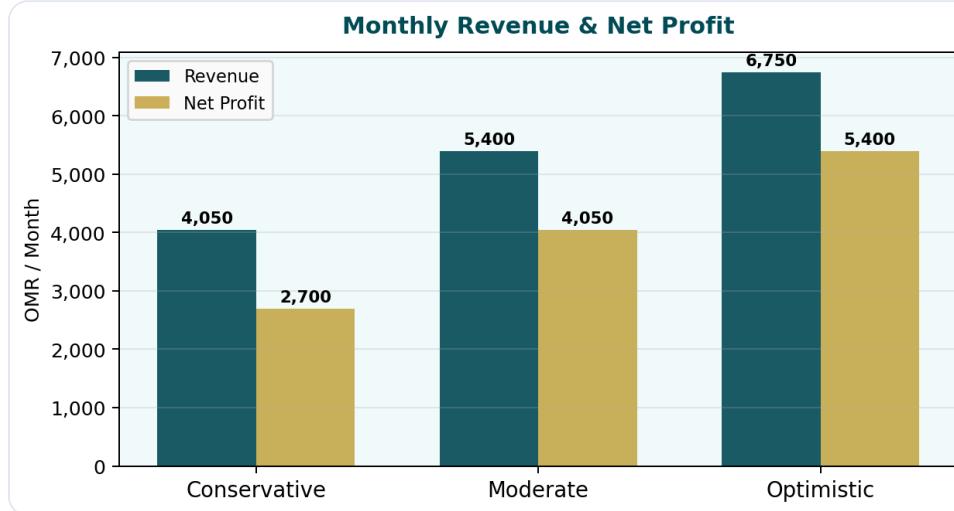


Revenue Summary at Full Occupancy

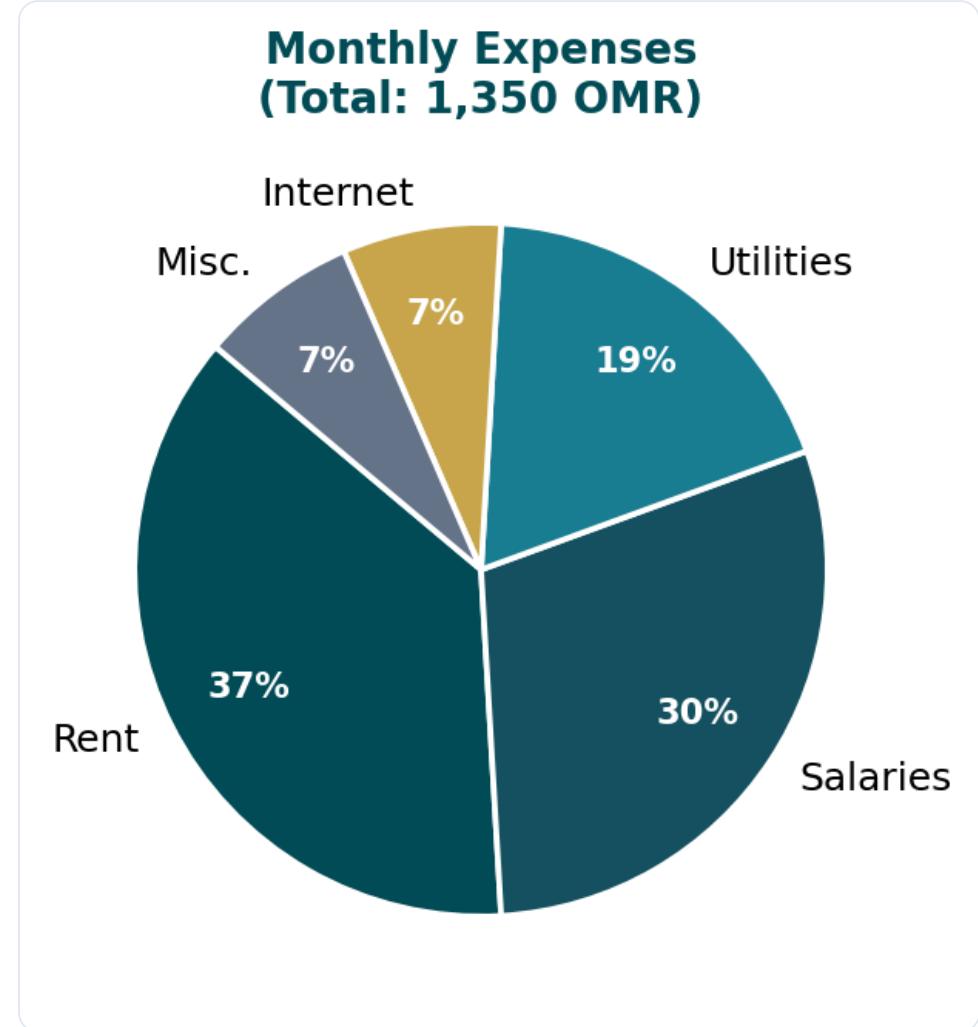
Type	Units	Capacity	Rate	Full Monthly Revenue
Private Offices	21 offices	21 tenants	150 OMR / office	3,150 OMR
Shared Offices	6 offices	36 desks	100 OMR / desk	3,600 OMR
Total at Full Occupancy				6,750 OMR / month

Financial Projections

Revenue & Profit by Scenario



Monthly Expenses Breakdown



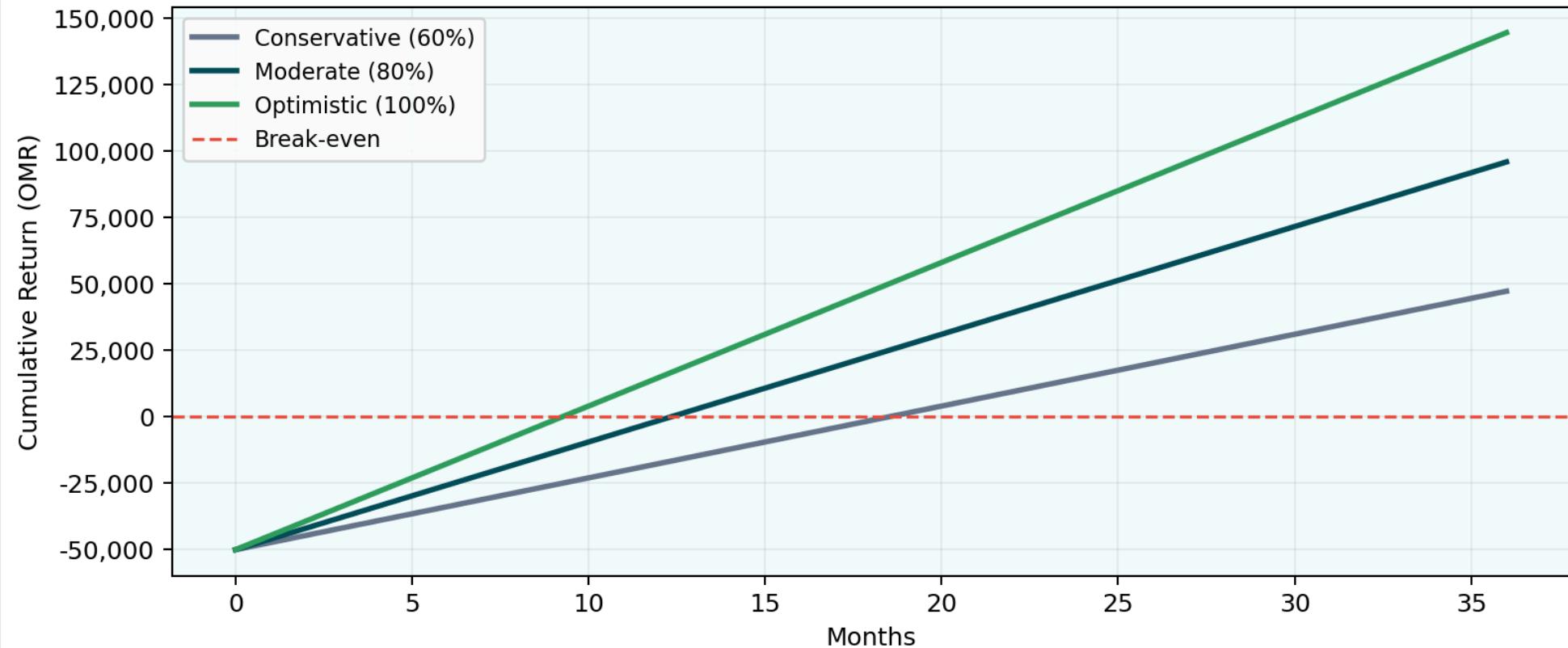
Monthly Operating Expenses — 1,350 OMR / Month

Item	Monthly (OMR)	Annual (OMR)	Share
Rent	500	6,000	37%
Salaries (Reception + Maintenance)	400	4,800	30%
Utilities (Electricity & Water)	250	3,000	19%
High-Speed Internet (Fibre)	100	1,200	7%
Miscellaneous & Maintenance	100	1,200	7%
Total	1,350	16,200	100%

Return on Investment & Payback

Cumulative Return Over 36 Months

Investment Recovery Timeline



19

months payback

CONSERVATIVE · 60%

Revenue: 4,050 OMR/mo
Net Profit: 2,700 OMR/mo

13

months payback

MODERATE · 80%

Revenue: 5,400 OMR/mo
Net Profit: 4,050 OMR/mo

10

months payback

OPTIMISTIC · 100%

Revenue: 6,750 OMR/mo
Net Profit: 5,400 OMR/mo

Break-even Analysis:

The centre reaches break-even at just **20% occupancy** — only 4–5 private offices need to be rented to cover all monthly expenses. This ultra-low threshold means the investment is protected even during the initial ramp-up phase.

Why Invest & 5-Year Outlook

Market Opportunity

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

Competitive Advantages

- **Prime location** — AlHail high-traffic commercial zone
- **Dual offering** — private & shared for all budgets
- **Ultra-low break-even** — just 20% occupancy
- **Established operator** — Alali Investment SPC
- **Scalable model** — expandable to more floors/locations

5-Year Financial Outlook

Year	Occupancy	Annual Profit	Cumulative Net
Year 1	60%	32,400 OMR	-17,600 OMR
Year 2	75%	44,550 OMR	+26,950 OMR
Year 3	85%	52,650 OMR	+79,600 OMR
Year 4	90%	56,700 OMR	+136,300 OMR
Year 5	95%	60,750 OMR	+197,050 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 20% 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, and a prime Muscat location.

Alali Investment SPC

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