



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 |
|--------------|-----------|-----------------|------------|----------------|------------|
| Conservative | 60% | 2,250 OMR | 700 OMR | 72 mo. | 17% |
| Moderate | 80% | 3,000 OMR | 1,450 OMR | 35 mo. | 35% |
| Optimistic | 100% | 3,750 OMR | 2,200 OMR | 23 mo. | 53% |

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

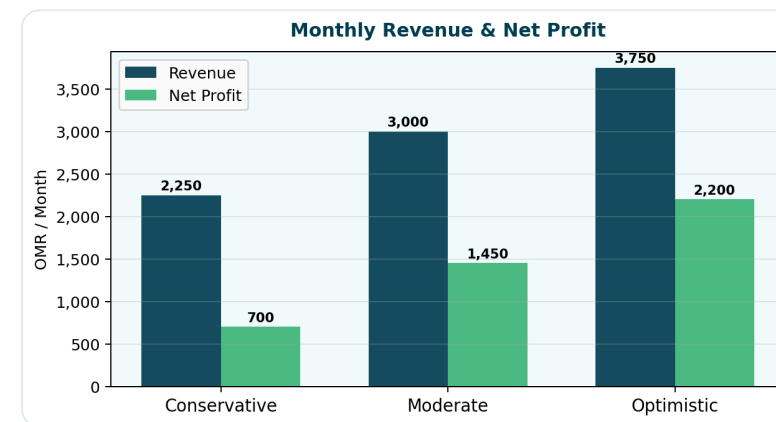
Returns by Stake Tier (at 80% Occupancy)

| Tier | Ownership | Investment | Monthly Return |
|---|------------|-------------------|---------------------------------------|
| Seed Stake Entry-level stake | 5% | 2,500 OMR | +82 OMR/mo 990/yr |
| Standard Most popular tier | 10% | 5,000 OMR | +165 OMR/mo 1,980/yr |
| Premium Stake Max single-investor stake | 20% | 10,000 OMR | +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 ×21 — 150 OMR/mo ☐ Shared Desk ×6 — 100 OMR/mo each

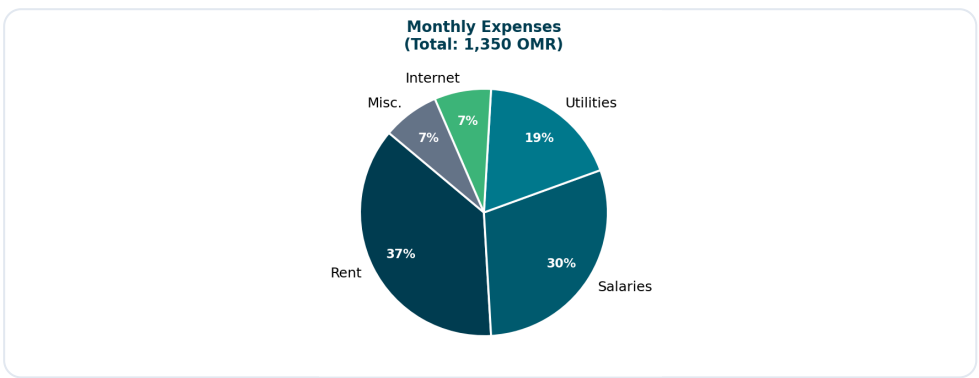
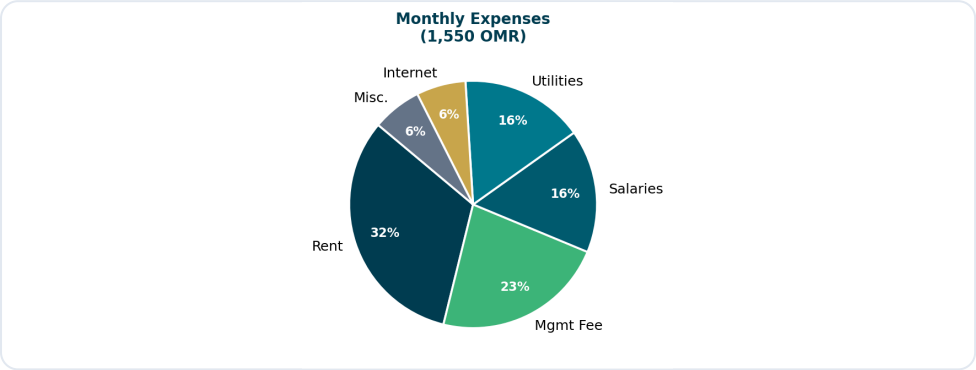


Revenue at Full Occupancy

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

Revenue & Profit by Scenario

Monthly Expenses Breakdown

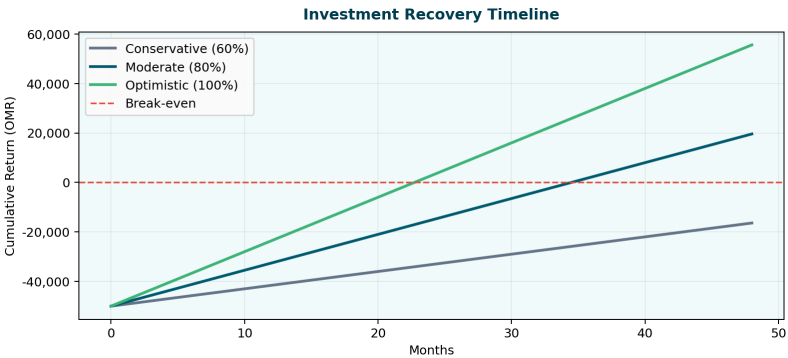


Monthly Operating Expenses — 1,550 OMR / Month

| Item | Monthly (OMR) | Annual (OMR) | Share |
|------------------------------------|---------------|--------------|-------|
| Rent | 500 | 6,000 | 32% |
| ★ Management Fee (Alali) | 350 | 4,200 | 23% |
| Salaries (Reception + Maintenance) | 250 | 3,000 | 16% |
| Utilities (Electricity & Water) | 250 | 3,000 | 16% |
| High-Speed Internet (Fibre) | 100 | 1,200 | 6% |
| Miscellaneous & Maintenance | 100 | 1,200 | 6% |
| Total | 1,550 | 18,600 | 100% |

Return on Investment & Payback

Cumulative Return Over 48 Months



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%

Break-even Analysis:

The centre reaches break-even at just **36% occupancy** — only 10–11 of the 27 workspaces need to be occupied to cover all monthly costs. This low threshold protects the investment even during initial ramp-up.

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

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