

Business Centre · Feasibility Study

AlAli CoWork Business Centre

AlHail, Muscat · Sultanate of Oman

50K

OMR INVESTMENT

27

TOTAL WORKSPACES

40%

ANNUAL ROI @ 80%

31

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 **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

31
months
PAYBACK @ 80% OCC.

Financial Scenarios at a Glance

Scenario	Occupancy	Monthly Revenue	Net Profit	Payback Period	Annual ROI
Conservative	60%	2,250 OMR	900 OMR	56 mo.	22%
Moderate	80%	3,000 OMR	1,650 OMR	31 mo.	40%
Optimistic	100%	3,750 OMR	2,400 OMR	21 mo.	58%

Key Takeaway:

At 80% occupancy, monthly profit is **1,650 OMR** — recovering the full 50,000 OMR investment in **31 months** with an annual ROI of **40%**. Break-even reached at just 36% 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
~82 OMR/mo @ 80%
Entry-level

10%
STANDARD STAKE
5,000 OMR
~165 OMR/mo @ 80%
Most popular

20%
PREMIUM STAKE
10,000 OMR
~330 OMR/mo @ 80%
Max investor stake

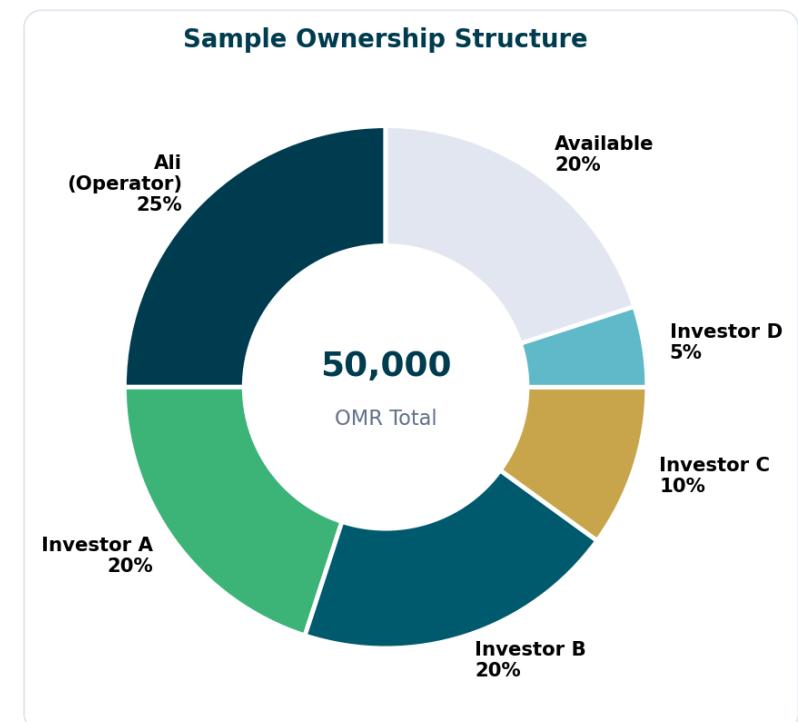
Returns by Stake Tier (at 80% Occupancy)

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



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

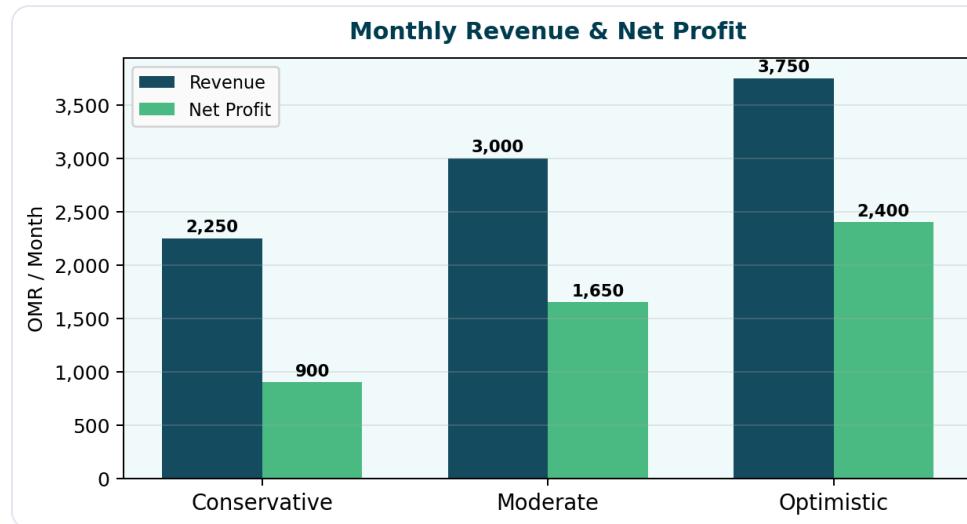


Revenue at Full Occupancy

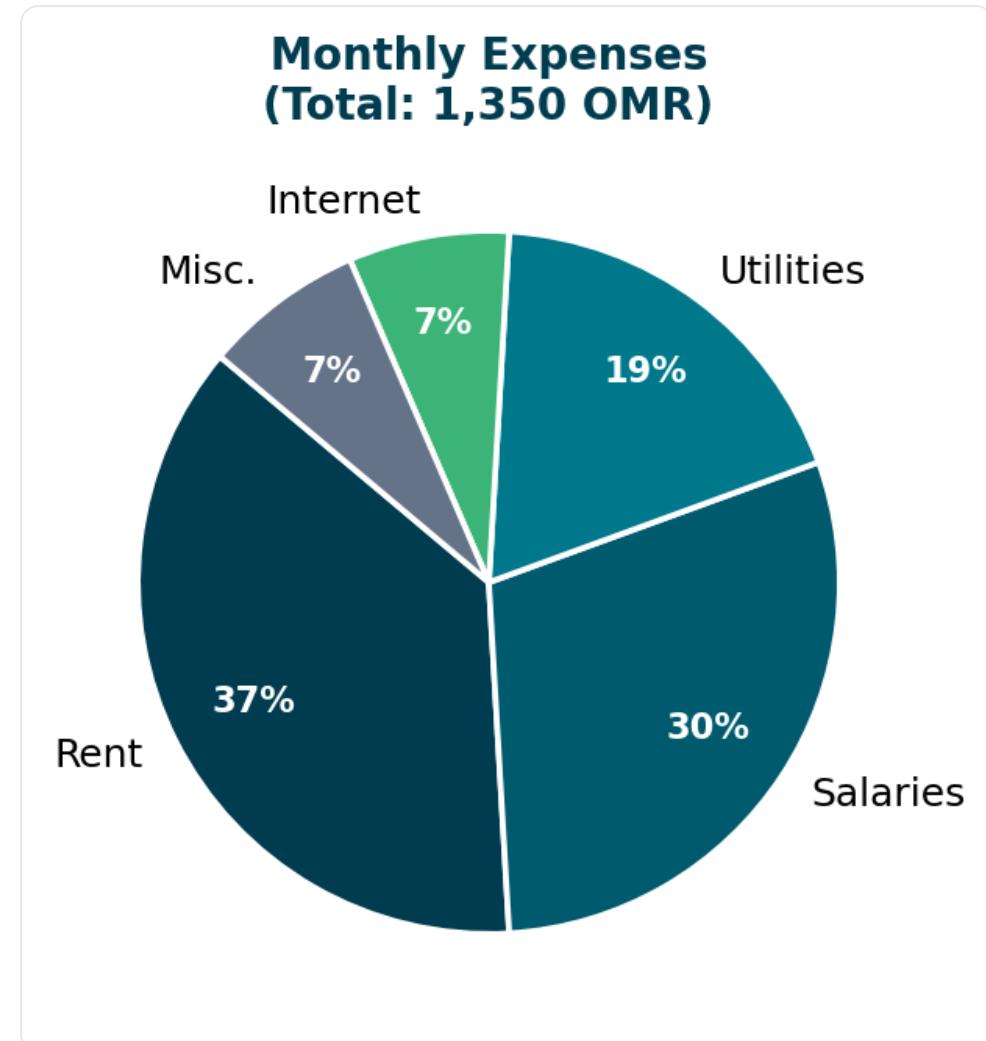
Type	Units	Rate	Full Monthly Revenue
Private Offices	21 offices	150 OMR / office	3,150 OMR
Shared Desks	6 desks	100 OMR / desk	600 OMR
Total at Full Occupancy			3,750 OMR / month

Financial Projections

Revenue & Profit by Scenario



Monthly Expenses Breakdown



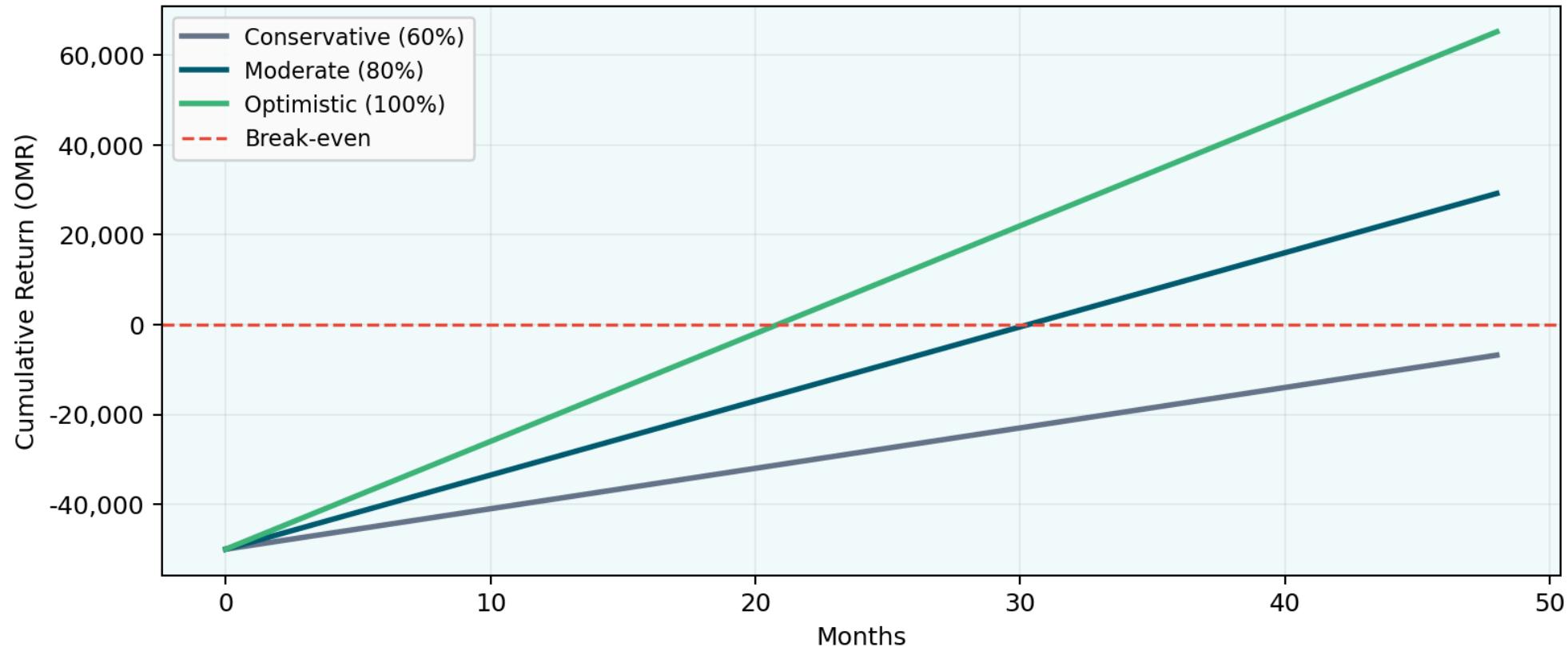
Monthly Operating Expenses — 1,350 OMR / Month

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

Return on Investment & Payback

Cumulative Return Over 48 Months

Investment Recovery Timeline



56

months payback

CONSERVATIVE · 60%

Revenue: 2,250 OMR/mo
Profit: 900 OMR/mo
Annual ROI: 22%

31

months payback

MODERATE · 80%

Revenue: 3,000 OMR/mo
Profit: 1,650 OMR/mo
Annual ROI: 40%

21

months payback

OPTIMISTIC · 100%

Revenue: 3,750 OMR/mo
Profit: 2,400 OMR/mo
Annual ROI: 58%

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 36% 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%	10,800 OMR	-39,200 OMR
Year 2	75%	17,550 OMR	-21,650 OMR
Year 3	85%	22,050 OMR	+400 OMR
Year 4	90%	24,300 OMR	+24,700 OMR
Year 5	95%	26,550 OMR	+51,250 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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