



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



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

**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

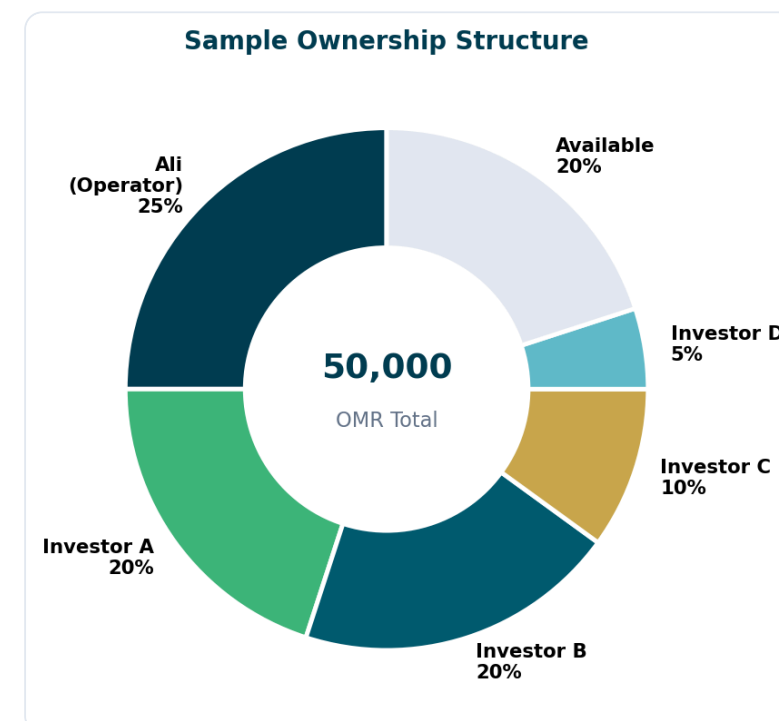
## Returns by Stake Tier (at 80% Occupancy)

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

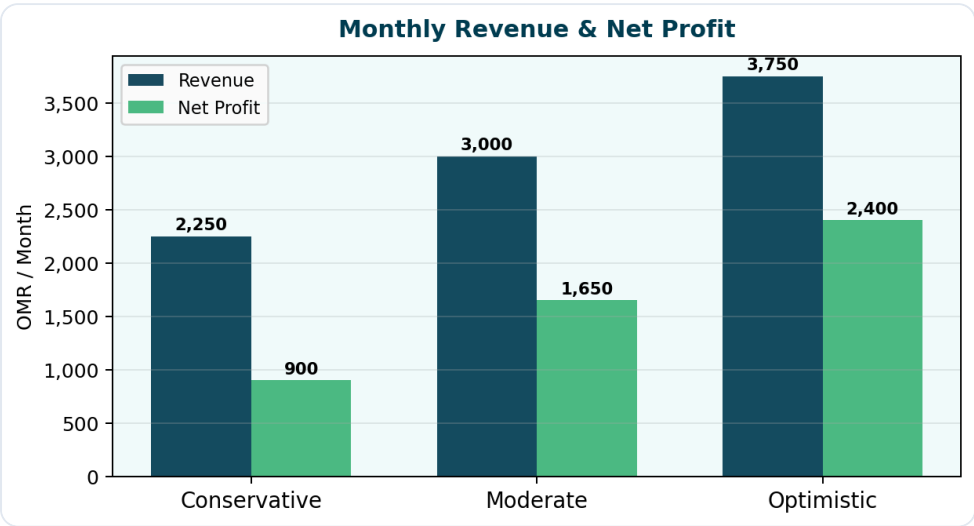
☐ Private Office ×21 — 150 OMR/mo ☐ Shared Desk ×6 — 100 OMR/mo each

P-01 Private 150 OMR	P-02 Private 150 OMR	P-03 Private 150 OMR	P-04 Private 150 OMR	P-05 Private 150 OMR	P-06 Private 150 OMR	P-07 Private 150 OMR	P-08 Private 150 OMR	P-09 Private 150 OMR
P-10 Private 150 OMR	P-11 Private 150 OMR	P-12 Private 150 OMR	P-13 Private 150 OMR	P-14 Private 150 OMR	P-15 Private 150 OMR	P-16 Private 150 OMR	P-17 Private 150 OMR	P-18 Private 150 OMR
P-19 Private 150 OMR	P-20 Private 150 OMR	P-21 Private 150 OMR	D-01 Shared Desk 100 OMR	D-02 Shared Desk 100 OMR	D-03 Shared Desk 100 OMR	D-04 Shared Desk 100 OMR	D-05 Shared Desk 100 OMR	D-06 Shared Desk 100 OMR

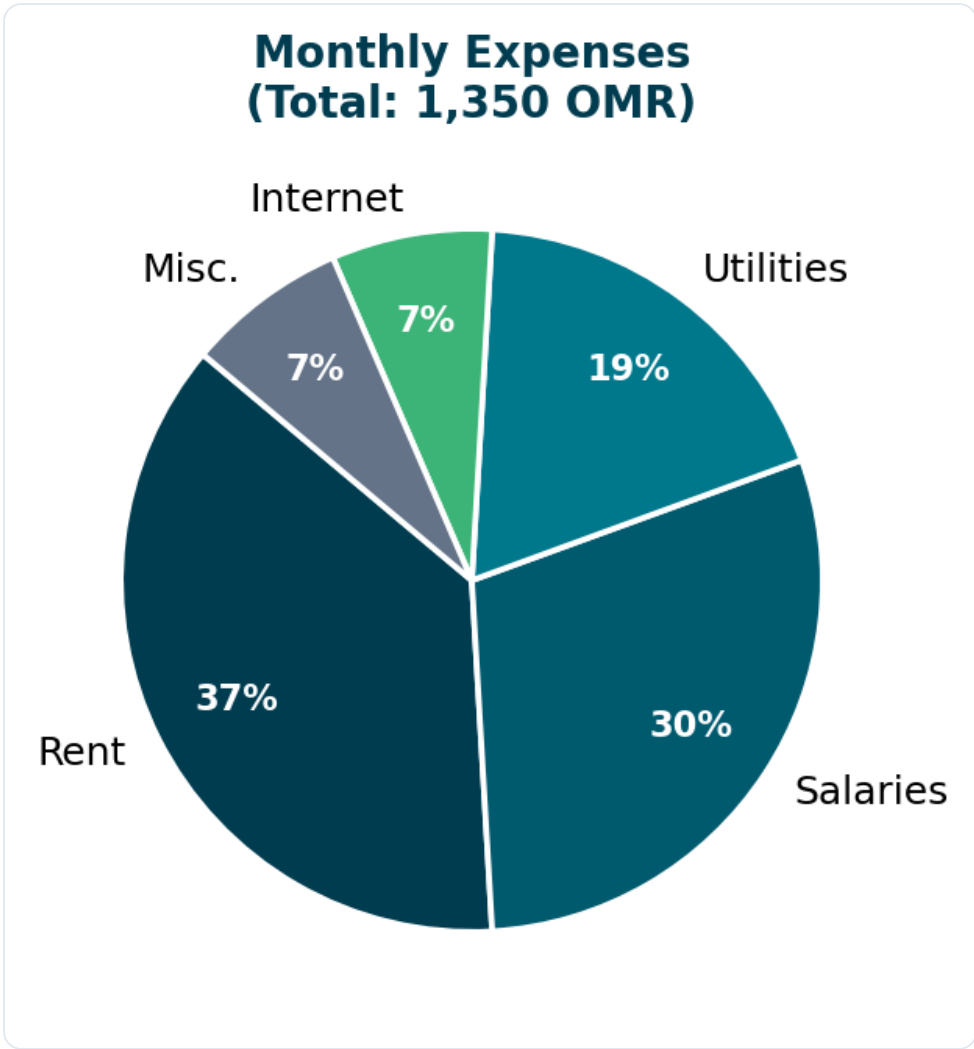
## Revenue at Full Occupancy

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>
<b>Total at Full Occupancy</b>			<b>3,750 OMR / month</b>

Revenue & Profit by Scenario



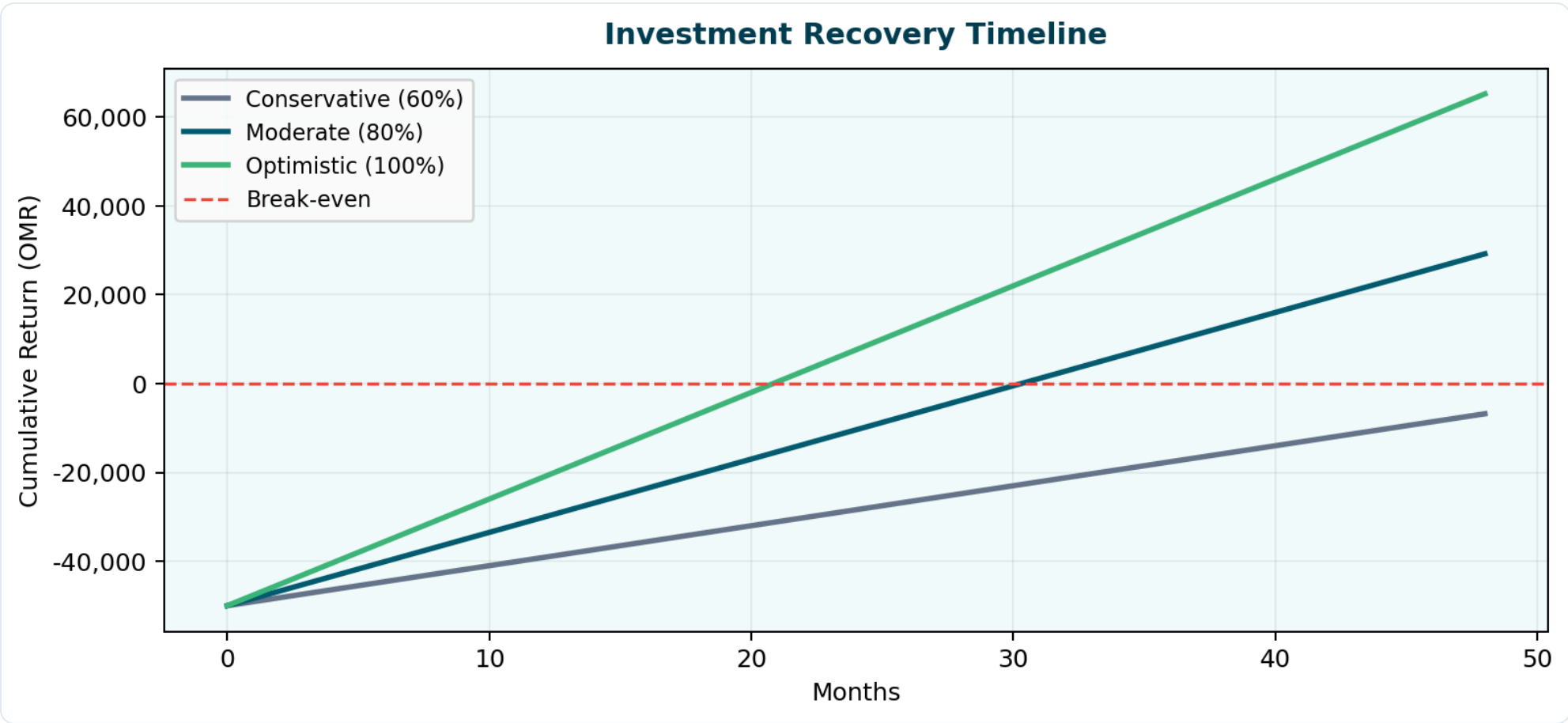
Monthly Expenses Breakdown



Monthly Operating Expenses — 1,350 OMR / Month

Item	Monthly (OMR)	Annual (OMR)	Share
AlAli CoWork Business Centre — Investor Feasibility Study 2026			
Rent	500	6,000	37%

## Cumulative Return Over 48 Months



**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	<b>-39,200 OMR</b>
Year 2	75%	17,550 OMR	<b>-21,650 OMR</b>
Year 3	85%	22,050 OMR	<b>+400 OMR</b>
Year 4	90%	24,300 OMR	<b>+24,700 OMR</b>
Year 5	95%	26,550 OMR	<b>+51,250 OMR</b>

## 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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