

Business Centre · Feasibility Study

AlAli CoWork Business Centre

AlHail, Muscat · Sultanate of Oman

45K **57** **108%** **11**
OMR INVESTMENT TOTAL WORKSPACES ANNUAL ROI @ 80% MONTHS PAYBACK

Alali Investment SPC
Bousher, Muscat · Sultanate of Oman

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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 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.

45,000
OMR
TOTAL INVESTMENT

6,750
OMR / month
FULL CAPACITY REVENUE

20%
Occupancy
BREAK-EVEN POINT


11
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	17 months	72%
Moderate	80%	5,400 OMR	4,050 OMR	12 months	108%
Optimistic	100%	6,750 OMR	5,400 OMR	9 months	144%

Key Takeaway:

Even at conservative 60% occupancy the centre generates 2,700 OMR net profit every month — recovering the 45,000 OMR investment within 17 months. At 80%, payback shortens to just **11 months** with a first-year ROI of **108%**.




Private Offices

21 offices

150 OMR / office / month

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



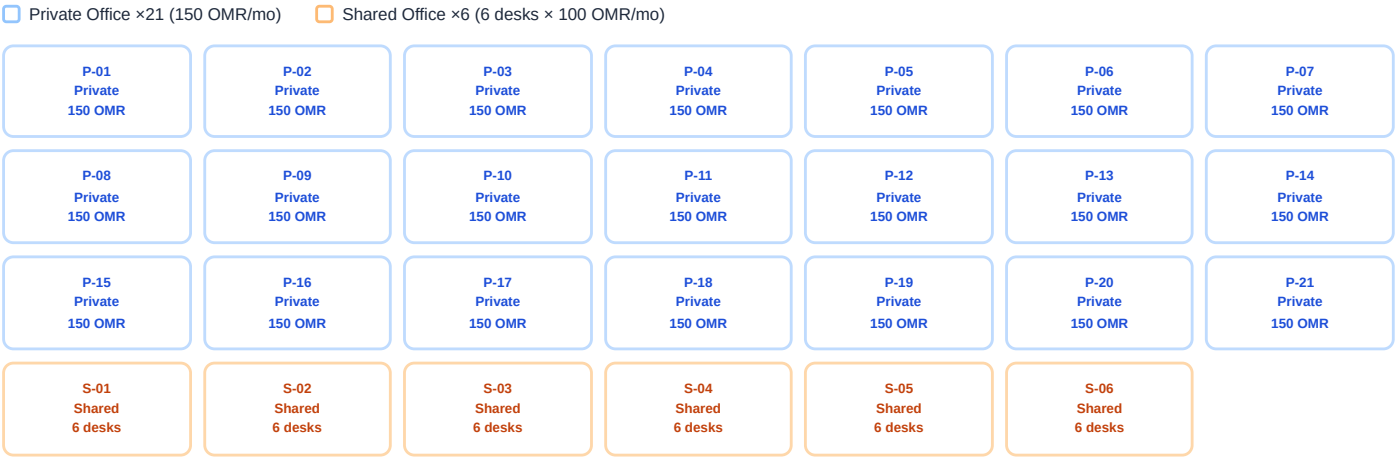
Shared Offices

6 offices × 6 desks = 36 desks

100 OMR / desk / month

Collaborative shared offices with 6 desks each. Perfect for startups, freelancers, and professionals who value community and networking.

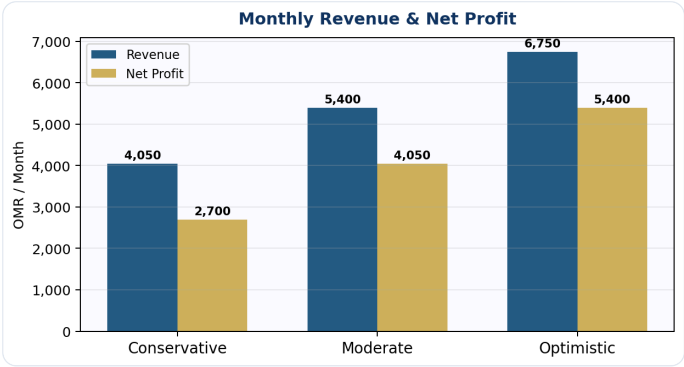
Floor Plan Overview



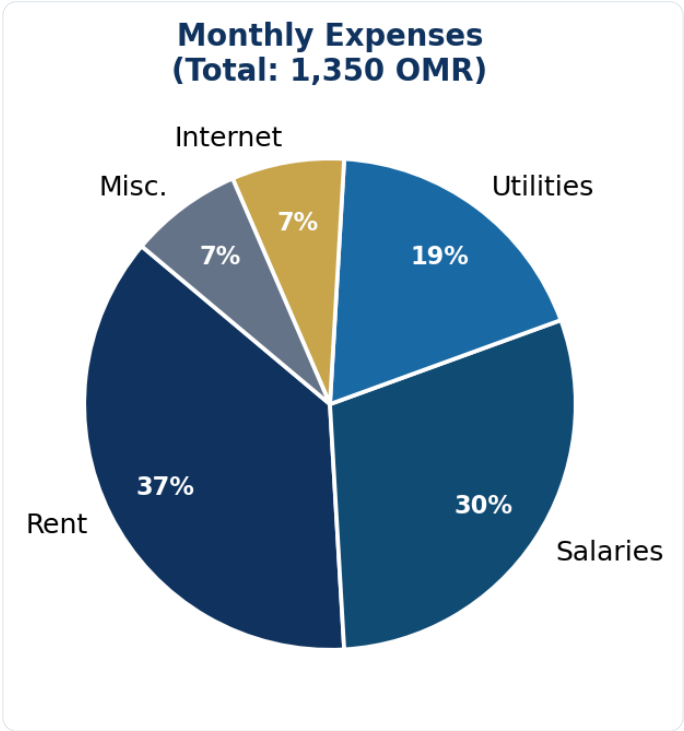
Revenue Summary

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

Revenue & Profit by Scenario



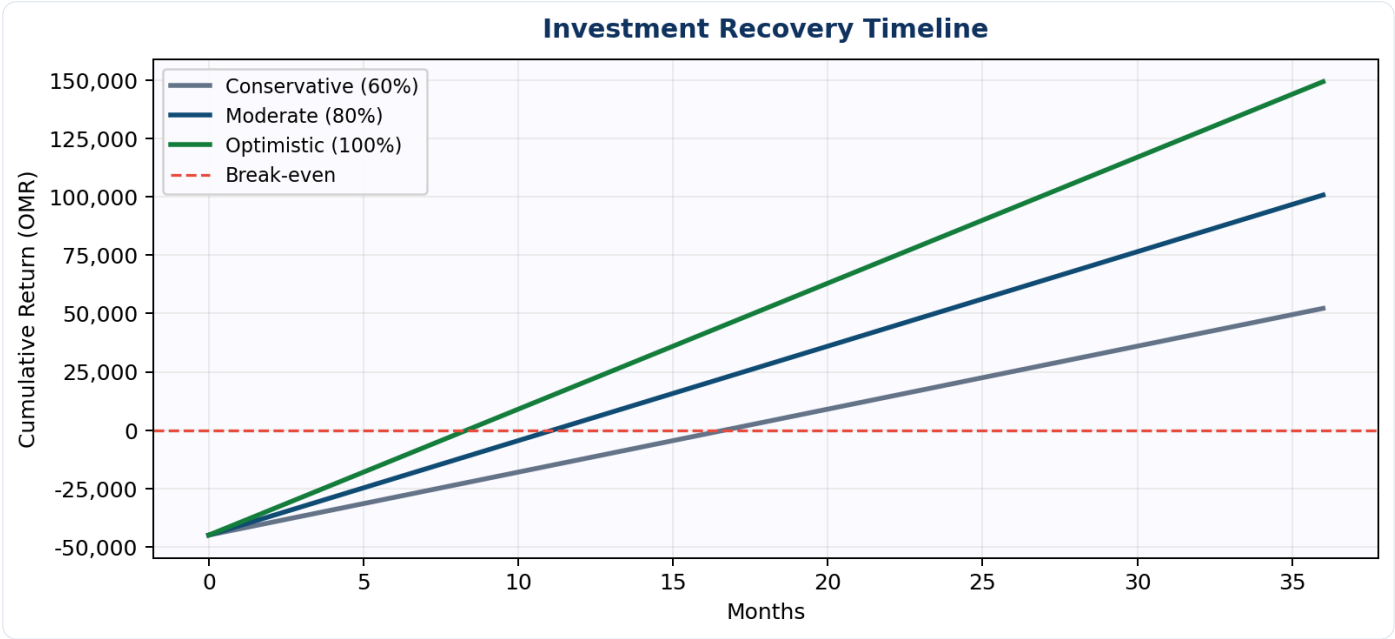
Monthly Expenses Breakdown



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%

Cumulative Return Over 36 Months



17
months payback
CONSERVATIVE · 60%
Revenue: 4,050 OMR/mo
Net Profit: 2,700 OMR/mo
Annual ROI: 72%

12
months payback
MODERATE · 80%
Revenue: 5,400 OMR/mo
Net Profit: 4,050 OMR/mo
Annual ROI: 108%

9
months payback
OPTIMISTIC · 100%
Revenue: 6,750 OMR/mo
Net Profit: 5,400 OMR/mo
Annual ROI: 144%

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	-12,600 OMR
Year 2	75%	44,550 OMR	+31,950 OMR
Year 3	85%	52,650 OMR	+84,600 OMR
Year 4	90%	56,700 OMR	+141,300 OMR
Year 5	95%	60,750 OMR	+202,050 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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