



*Coworking Project  
Feasibility Study*



East Harris County  
Empowerment  
Council



# Table of Contents

**01 About the Project**

**02 Marketing and Pricing**

**03 Five Year Outlook**

**04 Demand**

**05 Assumptions**

**06 Final Remarks**

# About the Project

Coworking Space for Nonprofit  
Collaboration



Pricing – local coworking offerings



Costs – staff, leasing, and amenities



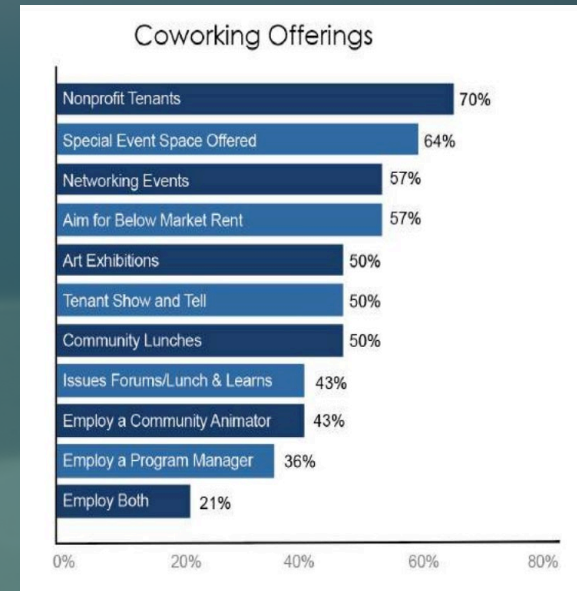
Demand – potential tenants and incentives



Assumptions

# Marketing and Pricing

	Private Office	Dedicated Desk	Hot Desk	Virtual Office
Membership Fee	\$375.00	\$260.00	\$30.00	\$50.00
Size (square feet)	150	49	150	N/A
Unlimited Printing	✓	✓	✓	✗
Fully Furnished	✓	✓	✓	✗
Wifi	✓	✓	✓	✗
Telephone	✓	✓	✓	✗
Kitchen Ammenities	✓	✓	✓	✗
Parking	✓	✓	✓	✗
Mailing Address	✓	✓	✓	✓
Business Hours Access	✓	✓	✓	✓



# Five Year Outlook

First year deficit is high due to expected low occupancy and some one-time costs.

Income	
<b>Membership</b>	
Dedicated Desk	
Private Office	
Hot Desk	
Virtual Office	
Total membership	
<b>Sponsorships</b>	
Total sponsorships	

Expenses	
Staff	
Receptionist	
Office Manager	
Facilities e.g.	
Rent	
Insurance	
Communications/IT	
Furnishing	
Printing and supplies	
Coffee and kitchen	
Security	
Software and marketing	

	Year 0	Year 1	Year 2	Year 3	Year 4
Ending Cash:	\$ (215,629.04)	\$ (146,204.08)	\$ (69,307.87)	\$ 10,183.15	\$ 92,398.72

<b>IRR:</b>	<b>15%</b>
<b>NPV:</b>	<b>\$ 47,328.47</b>

# Demand

## Potential Tenants



- Long-run occupancy rate: 90%
- Market rebounding well post COVID—flexible space is popular

# Major Assumptions

Real estate pricing

Demand given  
suburban location

Capital depreciation  
not included

# Feasible?



*Thank you for your time!*