OPERATOR REPORT · SIREN 109854000

FLEX AND FLOW TRAINING

1 club operated · VILLERS-SOUS-SAINT-LEU · company founded 2026-08-18

1 club — **Villers-Sous-Saint-Leu** opened 2026–2026

— accounts — No keyed accounts in INPI's feed for this company.

WHERE THE CLUBS ARE — 1 club

FLEX AND FLOW TRAINING 1 club · Villers-Sous-Saint-Leu

CLUBS OPERATED — competition and capture, at opening and today

			COMPETITION GYMS WITHIN, OPENING → TODAY		CAPTURE PEOPLE, OPENING → TODAY	
CLUB	CITY	OPENED	500 M	2 KM	500 M	2 KM
FLEX AND FLOW TRAINING	Villers-Sous-Saint-Leu 60340	2026	1 → **1**	1 → **1**	1,682 → **1,682**	9,336 → **9,336**

Competition: genuine gym floors within the ring, by registry opening date. Capture: residents and workers the gravity model assigns to this floor against every competitor within 3 km, demand at its 2021 vintage.

LEGAL IDENTITY — INSEE Sirene

Legal name	FLEX AND FLOW TRAINING
SIREN	109854000
Founded	2026-08-18
Activity	93.13Z NAF/APE code
Employees	NN Sirene band
Officers	Xavier BALTA (Gérant)

FILING & CAPITAL — INPI RNE

Registered capital	*not stated in any filing*
Years filed	0 of the last 0 on record
Debt falling due	*not filed* — the maturity table is a complete-regime page
Confidentiality	never invoked — every filed income statement is public
Ownership changes	*not tracked* — officers are a snapshot at each data refresh, not a filing history; France also closed the beneficial-ownership registry to public access in July 2024

RISK FLAGS — from the accounts

Nothing to test — no accounts on file.

FILED ACCOUNTS — INPI, keyed annual accounts; one filing covers all 1 clubs

No keyed accounts in INPI's feed — a young company or a non-filer.

CLUB 1 OF 1

FLEX AND FLOW TRAINING Villers-Sous-Saint-Leu

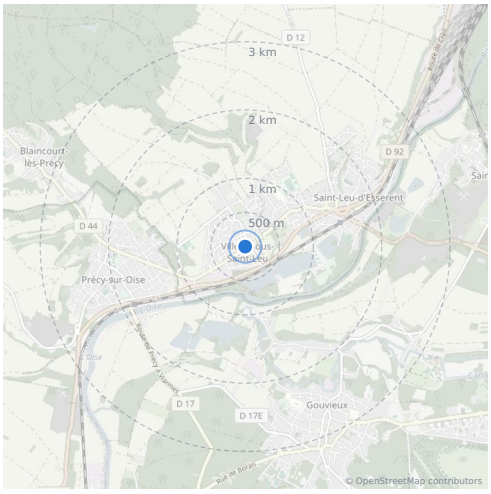
4 RUE DE PRECY 60340 VILLERS-SOUS-SAINT-LEU · opened 2026-08-18 · SIRET 10985400000014

CHANGE SINCE OPENING — 2026 → today

	AT OPENING	TODAY	CHANGE
Location score	**69**	**69**	**0.0**
Gyms within 1 km	1	**1**	0
Gyms within 2 km	1	**1**	0
Competition weight, 2 km	0	**0**	new
Capture, 2 km	9,336	**9,336**	0%
Saturation, 2 km vs national baseline	—	—	—

Competitor field as it stood on 2026-08-18 against today's; demand at its 2021 vintage at both dates. Red is a move against the club of five score points, two gym floors or a quarter of the measure; green the reverse.

WITHIN 3 KM TODAY



0 gym floors, 0 other sports sites. Rings at 500 m, 1, 2 and 3 km.

SCORE TODAY — seven parameters, five measured at 500 m and 2 km

PARAMETER		WHERE	MEASURED	SCORE	HOW IT WAS ARRIVED AT
Catchment weight 20%	**28**	500 m	**1,016 people**	36	926 aged 18-64 + 91 workers = 1,016 over 0.79 km2 = 1,294/km2
		2 km	**5,948 people**	23	4,739 aged 18-64 + 1,210 workers = 5,948 over 12.57 km2 = 473/km2
Competition weight 15%	**100**	500 m	**0.00 wt**	100	0 genuine gym floors and 0 other sports sites within 500 m, weighted by substitutability and price tier
		2 km	**0.00 wt**	100	0 genuine gym floors and 0 other sports sites within 2 km, weighted by substitutability and price tier
Capture weight 20%	**71**	500 m	**1,682 people**	62	1,590 residents + 91 workers, demand within 500 m against every competitor within 3 km
		2 km	**9,336 people**	76	8,126 residents + 1,210 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	—	500 m	*not measured*	—	catchment of 1,590 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 5.7 LQ
		2 km	*not measured*	—	catchment of 8,126 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 1.1 LQ
Fit weight 10%	—	unit	*not measured*	—	no floor area recorded for this unit
Rental weight 10%	—	unit	*not measured*	—	no rent or no floor area recorded
Income weight 10%	**100**	500 m	**1.24×**	100	27,650 EUR against 22,380 nationally, containing IRIS (no IRIS centre inside the radius)
		2 km	**1.24×**	100	27,650 EUR against 22,380 nationally, median of 3 IRIS within 2 km

NEAREST GYMS — 0 within 3 km; ▲ opened after 2026

ACCESS — straight-line, GTFS

Rail	Saint-Leu-d'Esserent — **1333 m**
Bus	Mairie — **192 m**
Footfall	Cramoisy — 5089 m, 3,583 travellers/yr SNCF
Shops	7 within 150 m INSEE BPE

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