

J.T.F.

1 club operated · SERVON · company founded 2011-01-01

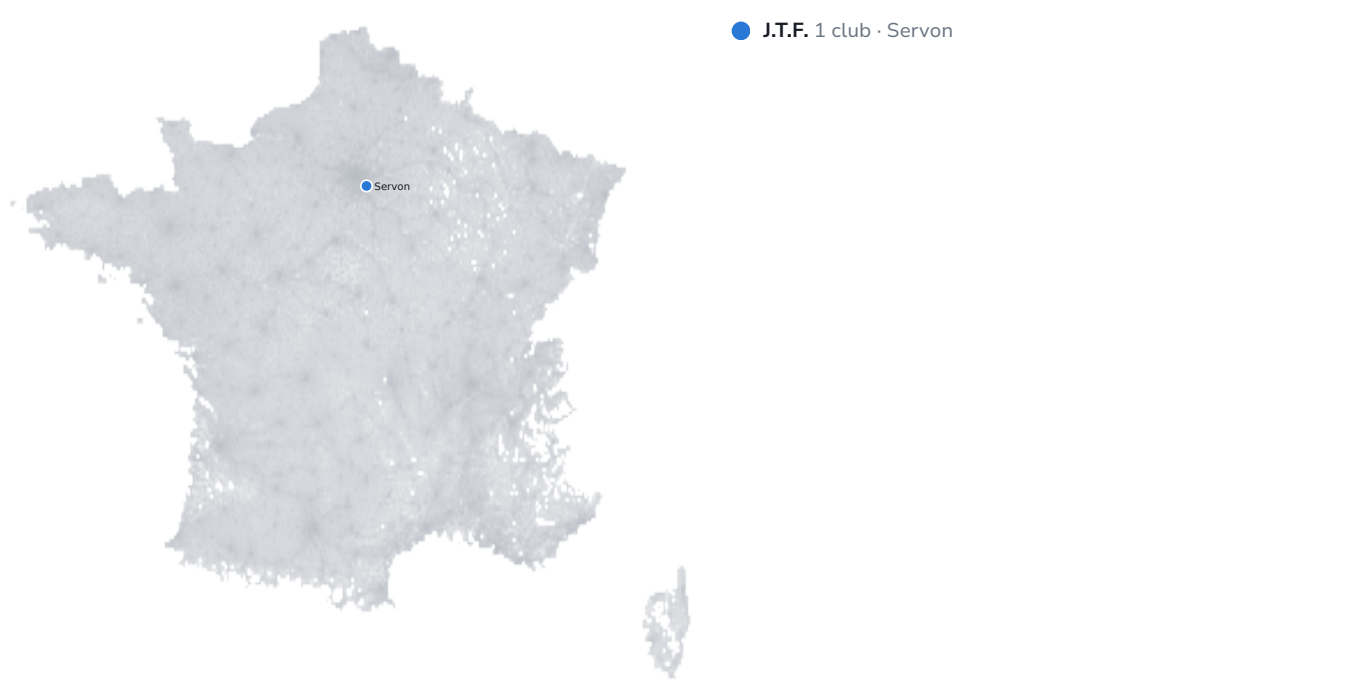
1
club

Servon
opened 2025–2025 · 1 closed

€35,197
EBITDA 2023

revenue €440,570 · net €24,929
equity €-15,294 · financial debt €87,996 · cash €55,515 · 1 risk flag

WHERE THE CLUBS ARE — 1 club



CLUBS OPERATED — competition and capture, at opening and today

CLUB	CITY	OPENED	COMPETITION GYMS WITHIN, OPENING → TODAY		CAPTURE PEOPLE, OPENING → TODAY	
			500 M	2 KM	500 M	2 KM
J.T.F.	Servon 77170	2025	1 → 1	4 → 5	1,953 → 1,714	5,700 → 4,683

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. Closed establishments on this company: J.T.F. (Saint-Maximin).

LEGAL IDENTITY — INSEE Sirene

Legal name	J.T.F.
SIREN	529255242
Founded	2011-01-01
Activity	93.13Z NAF/APE code
Employees	NN Sirene band
Officers	Patrick VIOT (Président de SAS)

FILING & CAPITAL — INPI RNE

Registered capital	€20,000
Years filed	5 of the last 5 on record — 5 complete
Debt falling due	€269,302 within a year · €57,506 in one to five · €52,002 beyond five against cash of €55,515
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

▼ **negative equity** — 2023, €-15,294

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

YEAR	REVENUE	EBITDA	MARGIN	OPERATING	NET	EQUITY	FIN. DEBT	CASH	STAFF COST	EXT. CHARGES	FTE
2023	€440,570	€35,197	8%	€-22,654	€24,929	€-15,294	€87,996	€55,515	€97,751	€288,208	—
2020	€290,203	€25,633	9%	€-58,107	€-59,746	€90,370	€88,152	€84,995	€71,562	€193,600	—
2019	€516,675	€32,012	6%	€-57,908	€-56,243	€150,117	€88,152	€69,683	€162,683	€295,638	—
2018	€574,943	€53,191	9%	€-36,074	€10,142	€206,360	€88,621	€50,606	€186,954	€307,695	—
2016	€833,544	€271,510	33%	€172,288	€130,258	€336,694	€192,092	€87,551	€134,123	€397,148	—

EBITDA derived from the filed income statement; rent sits inside external charges; "withheld" is an L.232-25 confidentiality declaration.

J.T.F. Servon

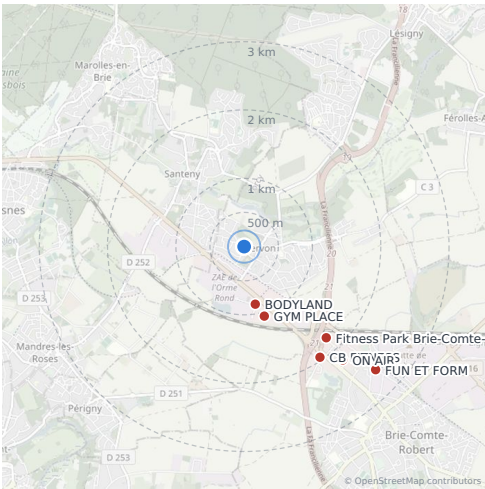
2 IMPASSE DE L'ANCIEN MARCHÉ 77170 SERVON · opened 2025-06-30 · SIRET 52925524200024

CHANGE SINCE OPENING — 2025 → today

	AT OPENING	TODAY	CHANGE
Location score	62.8	59.9	-2.9
Gyms within 1 km	1	2	+1
Gyms within 2 km	4	5	+1
Competition weight, 2 km	2.70	3.70	+37%
Capture, 2 km	5,700	4,683	-18%
Saturation, 2 km vs national baseline	—	—	—

Competitor field as it stood on 2025-06-30 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



6 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%	36 500 m	1,665 people	46	1,090 aged 18-64 + 575 workers = 1,665 over 0.79 km2 = 2,120/km2
	2 km	8,062 people	29	4,172 aged 18-64 + 3,890 workers = 8,062 over 12.57 km2 = 642/km2
Competition weight 15%	74 500 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	3.70 wt	57	4 genuine gym floors and 0 other sports sites within 2 km, weighted by substitutability and price tier
Capture weight 20%	53 500 m	1,714 people	62	1,342 residents + 372 workers, demand within 500 m against every competitor within 3 km
	2 km	4,683 people	47	3,399 residents + 1,284 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	— 500 m	not measured	—	catchment of 1,828 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 5.0 LQ
	2 km	not measured	—	catchment of 7,116 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 1.3 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	1.25x	100	28,020 EUR against 22,380 nationally, containing IRIS (no IRIS centre inside the radius)
	2 km	1.25x	100	28,020 EUR against 22,380 nationally, median of 1 IRIS within 2 km

NEAREST GYMS — 6 within 3 km; ▲ opened after 2025

0.86 ▲ BODYLAND 2026	1.06 GYM PLACE 2019
1.8 Fitness Park Brie-Comte-Robert Fitness Park 2025	1.96 CB FITNESS 2013
2.2 ON AIR On Air 2025	2.64 FUN ET FORM 2011

ACCESS — straight-line, GTFS

Rail	Boussy-Saint-Antoine — 5324 m
Bus	Leduc — 47 m
Footfall	BOUSSY ST ANTOI — 5330 m, 1,408,663 validations/yr RATP
Shops	0 within 150 m INSEE BPE