

CROSSFIT NICE

2 clubs operated · NICE · company founded 2013-05-01

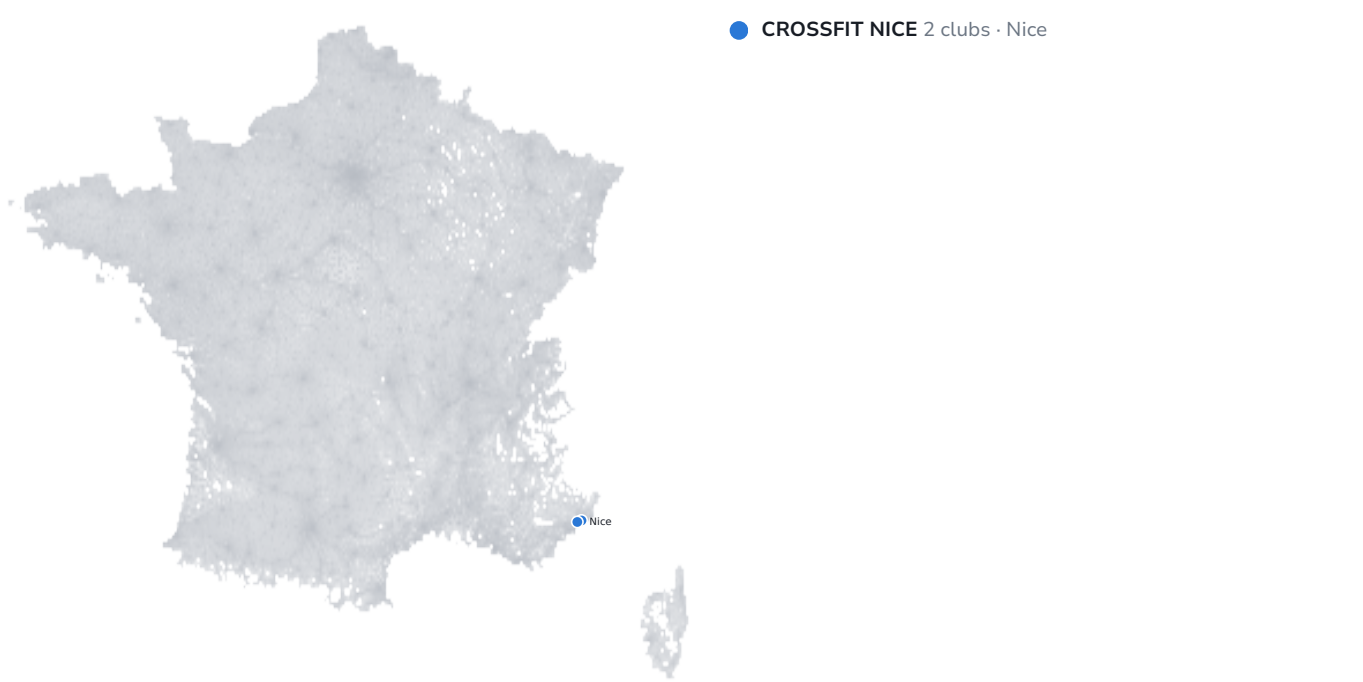
2
clubs

Nice
opened 2013–2024

€23,089
EBITDA 2017

revenue €285,570 ·
net €1,008
equity €58,238 · financial debt
— · cash €2,644

WHERE THE CLUBS ARE — 2 clubs



CLUBS OPERATED — competition and capture, at opening and today

CLUB	CITY	OPENED	COMPETITION		CAPTURE	
			GYMS WITHIN, OPENING → TODAY		PEOPLE, OPENING → TODAY	
			500 M	2 KM	500 M	2 KM
CROSSFIT NICE	Nice 06300	2013	0 → 2	1 → 14	10,924 → 5,511	41,258 → 11,350
CROSSFIT NICE EMILIE AND THE COOL KIDS	Nice 06200	2024	0 → 1	2 → 5	4,528 → 2,527	15,387 → 8,393

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		FILING & CAPITAL — INPI RNE	
Legal name	CROSSFIT NICE	Registered capital	€56,758
SIREN	792378655	Years filed	2 of the last 2 on record — 2 simplified
Founded	2013-05-01	Debt falling due	not filed — the maturity table is a complete-regime page
Activity	93.13Z NAF/APE code	Confidentiality	never invoked — every filed income statement is public
Employees	01 Sirene band	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
Officers	MARLON JASON GEORGIU (Président de SAS)		

RISK FLAGS — from the accounts

Nothing flagged.

FILED ACCOUNTS — INPI, keyed annual accounts; one filing covers all 2 clubs

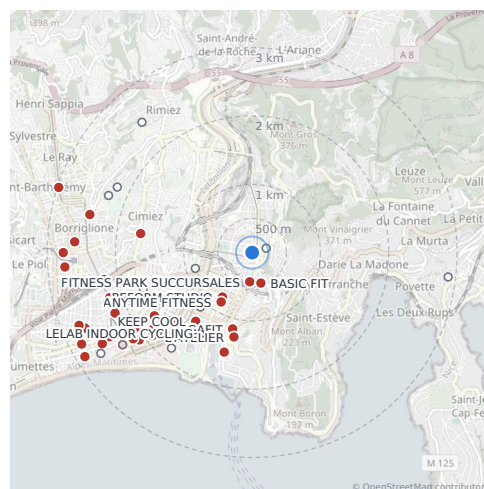
YEAR		REVENUE	EBITDA	MARGIN	OPERATING	NET	EQUITY	FIN. DEBT	CASH	STAFF COST	EXT. CHARGES	FTE
2017	simplified	€285,570	€23,089	8%	€1,395	€1,008	€58,238	—	€2,644	€70,372	€109,494	2
2016	simplified	€232,730	€38,340	16%	€-101	€472	€57,230	—	€2,549	€3,150	€110,906	1

Per club, 2017 revenue €142,785 · EBITDA €11,544 · net €504 · staff €35,186 · external charges €54,747 arithmetic
split over 2 clubs; no club's own share is published

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

Competitor field as it stood on 2013-05-01 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



35 gym floors, 14 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%	78	500 m	9,751 people	82	7,524 aged 18-64 + 2,226 workers = 9,751 over 0.79 km2 = 12,415/km2
		2 km	92,117 people	76	59,106 aged 18-64 + 33,011 workers = 92,117 over 12.57 km2 = 7,330/km2
Competition weight 15%	33	500 m	1.40 wt	46	2 genuine gym floors and 1 other sports site within 500 m, weighted by substitutability and price tier
		2 km	14.41 wt	24	14 genuine gym floors and 8 other sports sites within 2 km, weighted by substitutability and price tier
Capture weight 20%	90	500 m	5,511 people	97	4,787 residents + 725 workers, demand within 500 m against every competitor within 3 km
		2 km	11,350 people	85	9,571 residents + 1,779 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	87	500 m	LQ 1.36	82	2 clubs / 13,016 residents = 15.37 per 100k against 11.31 nationally
		2 km	LQ 1.19	90	14 clubs / 103,723 residents = 13.50 per 100k against 11.31 nationally
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%	47	500 m	0.90x	33	20,110 EUR against 22,380 nationally, median of 7 IRIS within 500 m
		2 km	0.97x	56	21,685 EUR against 22,380 nationally, median of 46 IRIS within 2 km

NEAREST GYMS — 35 within 3 km; ▲ opened after 2013

0.43	▲ FITNESS PARK SUCCURSALES Fitness Park 2026	0.46	▲ BASIC FIT Basic-Fit 2016
0.78	▲ REFORM STUDIO 2026	0.85	▲ ANYTIME FITNESS Anytime Fitness 2024
1.15	▲ GIGAFIT GigaFit 2017	1.26	▲ L'ATELIER 2026
1.3	▲ KEEP COOL Keepcool 2018	1.38	▲ LELAB INDOOR CYCLING 2017

... and 27 more within 3 km.

ACCESS — straight-line, GTFS

Tram	Saint-Jean-d'Angely Université — 134 m
Bus	Grande Corniche — 179 m
Footfall	Nice Riquier — 508 m, 2,857,250 travellers/yr SNCF
Shops	77 within 150 m INSEE BPE

CROSSFIT NICE EMILIE AND THE COOL KIDS Nice

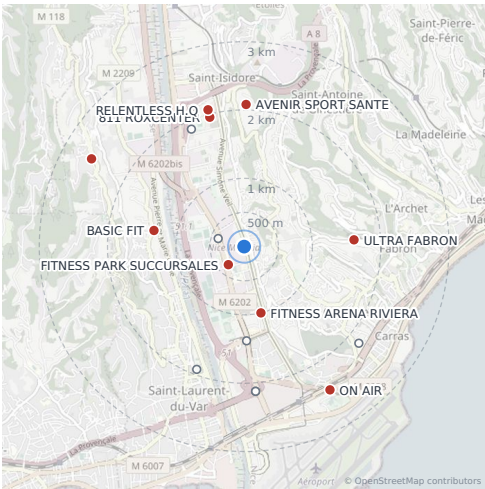
117 AVENUE SIMONE VEIL 06200 NICE · opened 2024-01-15 · SIRET 79237865500023

CHANGE SINCE OPENING — 2024 → today

	AT OPENING	TODAY	CHANGE
Location score	84.1	74.6	-9.5
Gyms within 1 km	0	1	+1
Gyms within 2 km	2	5	+3
Competition weight, 2 km	2.30	5.20	+126%
Capture, 2 km	15,387	8,393	-45%
Saturation, 2 km vs national baseline	-65%	-11%	+54 pts

Competitor field as it stood on 2024-01-15 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



9 gym floors, 7 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%	65 500 m	4,898 people	68	1,619 aged 18-64 + 3,280 workers = 4,898 over 0.79 km2 = 6,237/km2
	2 km	48,290 people	63	29,736 aged 18-64 + 18,554 workers = 48,290 over 12.57 km2 = 3,843/km2
Competition weight 15%	53 500 m	1.00 wt	58	1 genuine gym floor and 1 other sports site within 500 m, weighted by substitutability and price tier
	2 km	5.20 wt	50	5 genuine gym floors and 4 other sports sites within 2 km, weighted by substitutability and price tier
Capture weight 20%	73 500 m	2,527 people	74	1,484 residents + 1,043 workers, demand within 500 m against every competitor within 3 km
	2 km	8,393 people	72	6,444 residents + 1,949 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	100 500 m	not measured	—	catchment of 2,500 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 3.6 LQ
	2 km	LQ 0.89	100	5 clubs / 51,024 residents = 9.80 per 100k against 11.01 nationally
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%	92 500 m	1.21×	100	27,000 EUR against 22,380 nationally, median of 1 IRIS within 500 m
	2 km	1.06×	86	23,680 EUR against 22,380 nationally, median of 13 IRIS within 2 km

NEAREST GYMS — 9 within 3 km; ▲ opened after 2024

0.35 ▲ FITNESS PARK SUCCURSALES Fitness Park 2026	1.0 ▲ FITNESS ARENA RIVIERA 2026
1.34 BASIC FIT Basic-Fit 2018	1.61 ULTRA FABRON 2019
1.96 ▲ 811 ROXCENTER 2026	2.07 ▲ RELENTLESS H.Q 2026
2.08 AVENIR SPORT SANTE 2014	2.44 ON AIR On Air 2023

... and 1 more within 3 km.

ACCESS — straight-line, GTFS

Tram	La Plaine — 165 m
Bus	Jardins Sainte-Marguerite — 89 m
Footfall	Nice Saint-Augustin — 2367 m, 2,414,208 travellers/yr SNCF
Shops	16 within 150 m INSEE BPE