

LE RAINCY FORME

1 club operated · LE RAINCY · company founded 2017-01-02

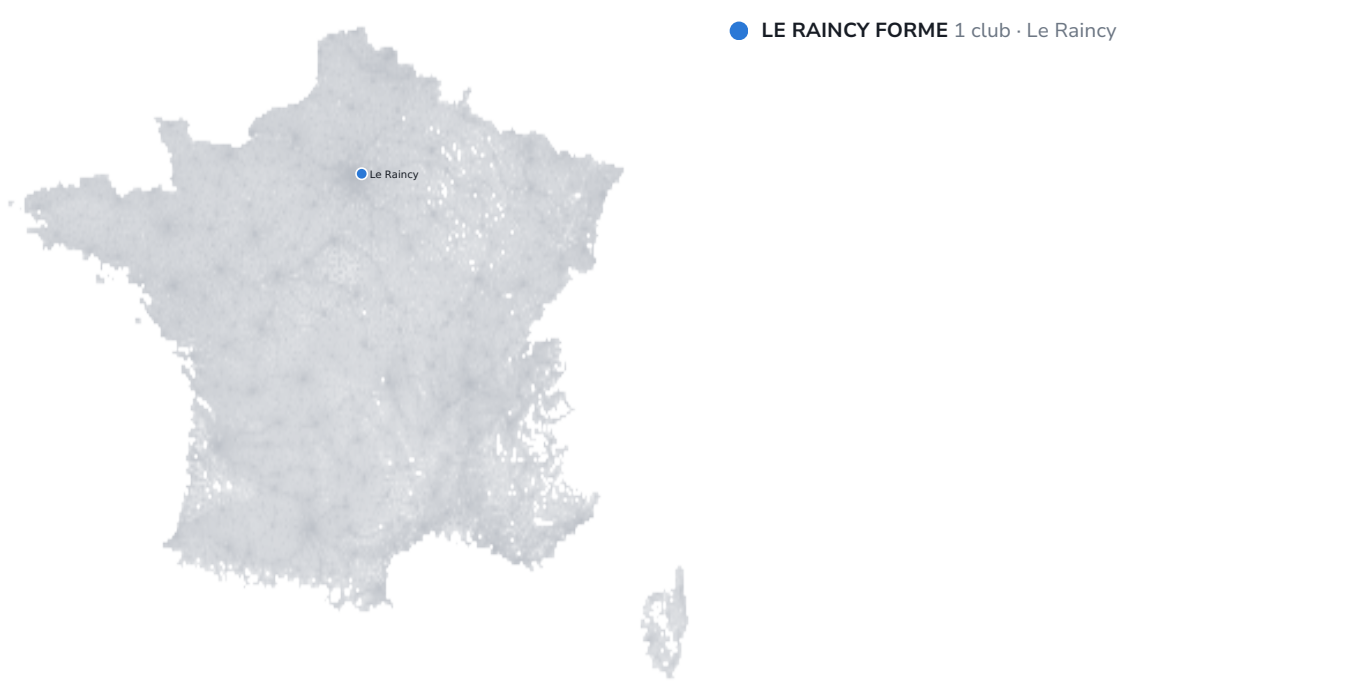
1
club

Le Raincy
opened 2017–2017

€184,518
EBITDA 2019

revenue €628,318 · net €113,470
equity €242,581 · financial debt €81,950 · cash €146,857

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
MAGIC FORM	Le Raincy 93340	2017	1 → 3	4 → 12	5,782 → 1,720	26,877 → 8,755

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	LE RAINCY FORME
SIREN	825027329
Founded	2017-01-02
Activity	93.13Z NAF/APE code
Employees	02 Sirene band
Officers	YANN DOMINIQUE GASTON MARTEL (Gérant)

FILING & CAPITAL — INPI RNE

Registered capital	€5,000
Years filed	1 of the last 1 on record — 1 complete
Debt falling due	€135,389 within a year · €64,558 in one to five against cash of €146,857
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 flagged.

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
2019	€628,318	€184,518	29%	€151,582	€113,470	€242,581	€81,950	€146,857	€184,316	€237,047	—

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

MAGIC FORM Le Raincy

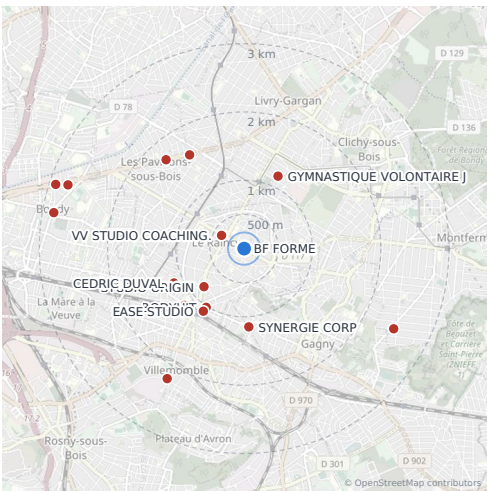
106 AVENUE THIERS 93340 LE RAINCY · opened 2017-01-02 · SIRET 82502732900010

CHANGE SINCE OPENING — 2017 → today

	AT OPENING	TODAY	CHANGE
Location score	87.4	71.2	-16.2
Gyms within 1 km	1	4	+3
Gyms within 2 km	4	12	+8
Competition weight, 2 km	2.60	10.30	+296%
Capture, 2 km	26,877	8,755	-67%
Saturation, 2 km vs national baseline	-73%	-2%	+72 pts

Competitor field as it stood on 2017-01-02 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



17 gym floors, 1 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%	71 500 m	5,008 people	68	3,255 aged 18-64 + 1,753 workers = 5,008 over 0.79 km2 = 6,376/km2
	2 km	80,113 people	73	58,474 aged 18-64 + 21,639 workers = 80,113 over 12.57 km2 = 6,375/km2
Competition weight 15%	33 500 m	2.00 wt	33	2 genuine gym floors and 0 other sports sites within 500 m, weighted by competition tier (price tier on direct rivals)
	2 km	10.30 wt	33	11 genuine gym floors and 1 other sports site within 2 km, weighted by competition tier (price tier on direct rivals)
Capture weight 20%	69 500 m	1,720 people	62	1,422 residents + 298 workers, demand within 500 m against every competitor within 3 km
	2 km	8,755 people	74	7,289 residents + 1,465 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	100 500 m	not measured	—	catchment of 5,628 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 1.6 LQ
	2 km	LQ 0.98	100	11 clubs / 98,616 residents = 11.15 per 100k against 11.32 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%	90 500 m	1.28×	100	28,710 EUR against 22,380 nationally, median of 3 IRIS within 500 m
	2 km	1.05×	83	23,480 EUR against 22,380 nationally, median of 38 IRIS within 2 km

NEAREST GYMS — 17 within 3 km; ▲ opened after 2017

0.0 ▲ BF FORME 2025	0.38 ▲ VV STUDIO COACHING. 2025
0.81 ▲ STUDIO ORIGIN 2026	1.02 ▲ BODYHIT Bodyhit 2023
1.09 ▲ EASE STUDIO 2026	1.14 ▲ CEDRIC DUVAL 2020
1.15 ▲ SYNERGIE CORP 2025	1.17 GYMNASTIQUE VOLONTAIRE JEUNES 93 (GYM-V 93) 2013

... and 9 more within 3 km.

ACCESS — straight-line, GTFS

Tram	Les Pavillons-sous-Bois — 866 m
Bus	Rond-Point Thiers — 318 m
Footfall	RAINCY — 1155 m, 2,818,225 validations/yr RATP
Shops	4 within 150 m INSEE BPE