

DUOPERF (DUOPERF)

1 club operated · HESINGUE · company founded 2017-07-13

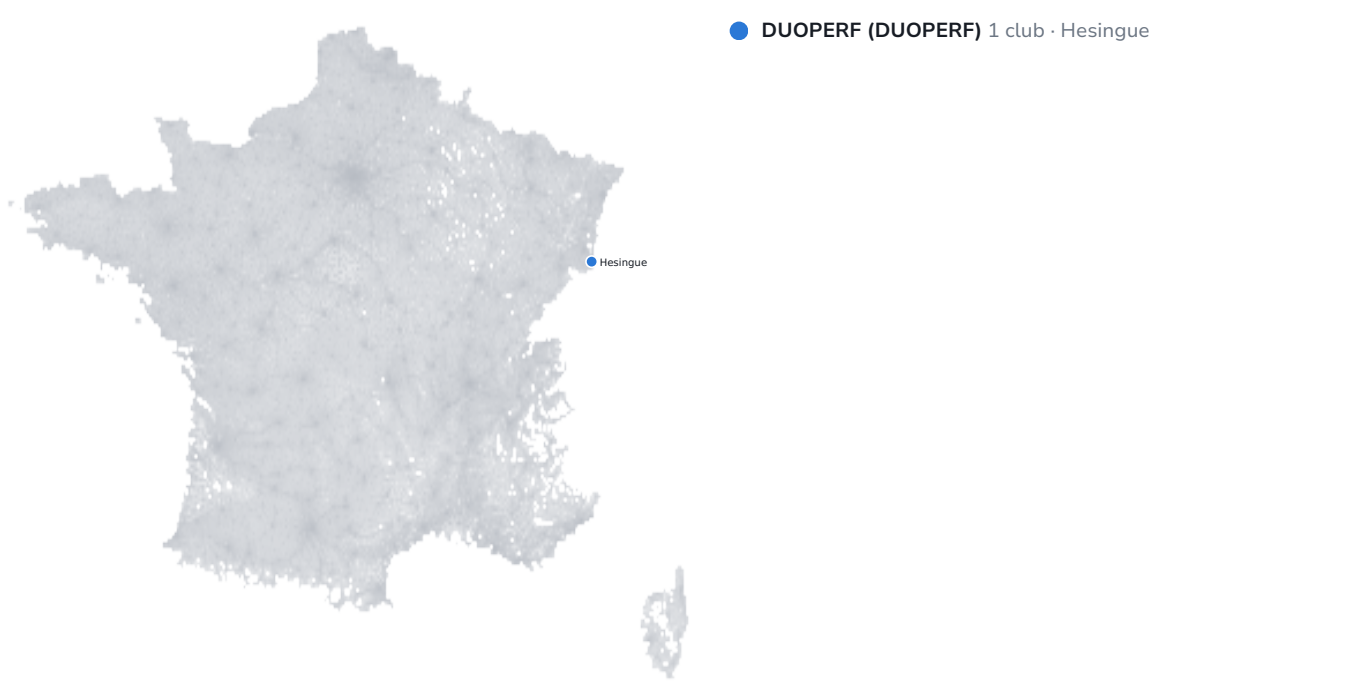
1
club

Hesingue
opened 2017–2017

€43,632
EBITDA 2020

revenue €99,475 · net €32,084
equity €-8,086 · financial debt €89,337 · cash €44,995 · 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
			1 → 1	1 → 2	602 → 581	6,024 → 3,069
CROSSFIT (LICENSED BOX)	Hesingue 68220	2017				

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	DUOPERF (DUOPERF)
SIREN	830956629
Founded	2017-07-13
Activity	93.13Z NAF/APE code
Employees	01 Sirene band
Officers	LIONEL JEAN-MARC MEDINA (Président de SAS)

FILING & CAPITAL — INPI RNE

Registered capital	€6,000
Years filed	3 of the last 3 on record — 3 complete
Debt falling due	€42,167 within a year · €65,747 in one to five · €2,111 beyond five against cash of €44,995
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** — 2020, €-8,086

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
2020	€99,475	€43,632	44%	€32,289	€32,084	€-8,086	€89,337	€44,995	€11,139	€45,298	—
2019	€92,176	€6,305	7%	€1,880	€-2,343	€-40,170	€74,646	€1	€27,213	€55,581	—
2018	€70,742	€-30,858	-44%	€-42,435	€-43,826	€-37,826	€85,539	€6,235	€30,649	€63,952	—

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

CROSSFIT (LICENSED BOX) Hesingue

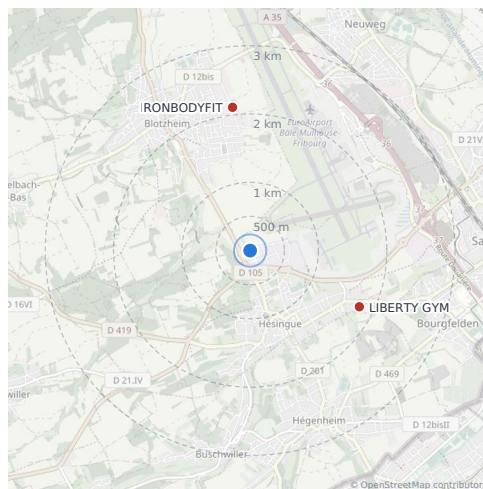
3 RUE DE METZ 68220 HESINGUE · opened 2017-07-13 · SIRET 83095662900018

CHANGE SINCE OPENING — 2017 → today

	AT OPENING	TODAY	CHANGE
Location score	59.2	52.4	-6.8
Gyms within 1 km	1	1	0
Gyms within 2 km	1	2	+1
Competition weight, 2 km	0	0.40	new
Capture, 2 km	6,024	3,069	-49%
Saturation, 2 km vs national baseline	—	—	—

Competitor field as it stood on 2017-07-13 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



2 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%	20 500 m	575 people	25	26 aged 18-64 + 550 workers = 575 over 0.79 km ² = 733/km ²
	2 km	4,313 people	17	2,798 aged 18-64 + 1,515 workers = 4,313 over 12.57 km ² = 343/km ²
Competition weight 15%	94 500 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	0.40 wt	91	1 genuine gym floor and 0 other sports sites within 2 km, weighted by substitutability and price tier
Capture weight 20%	29 500 m	581 people	30	50 residents + 531 workers, demand within 500 m against every competitor within 3 km
	2 km	3,069 people	29	2,126 residents + 943 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	— 500 m	not measured	—	catchment of 52 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 174.7 LQ
	2 km	not measured	—	catchment of 4,510 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 2.0 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	1.75×	100	39,120 EUR against 22,380 nationally, median of 1 IRIS within 500 m
	2 km	1.75×	100	39,120 EUR against 22,380 nationally, median of 1 IRIS within 2 km

NEAREST GYMS — 2 within 3 km; ▲ opened after 2017

1.8 ▲ **LIBERTY GYM** Liberty Gym 2019 2.11 ▲ **IRONBODYFIT** 2019

ACCESS — straight-line, GTFS

Rail Saint-Louis la Chaussée — **3082 m**
 Bus Liesbach — **215 m**
 Footfall Saint-Louis La Chaussée — 3082 m, 72,702 travellers/yr SNCF
 Shops 2 within 150 m INSEE BPE