

FC DEVELOPPEMENT (FC DEVELOPPEMENT)

1 club operated · NICE · company founded 2019-04-04

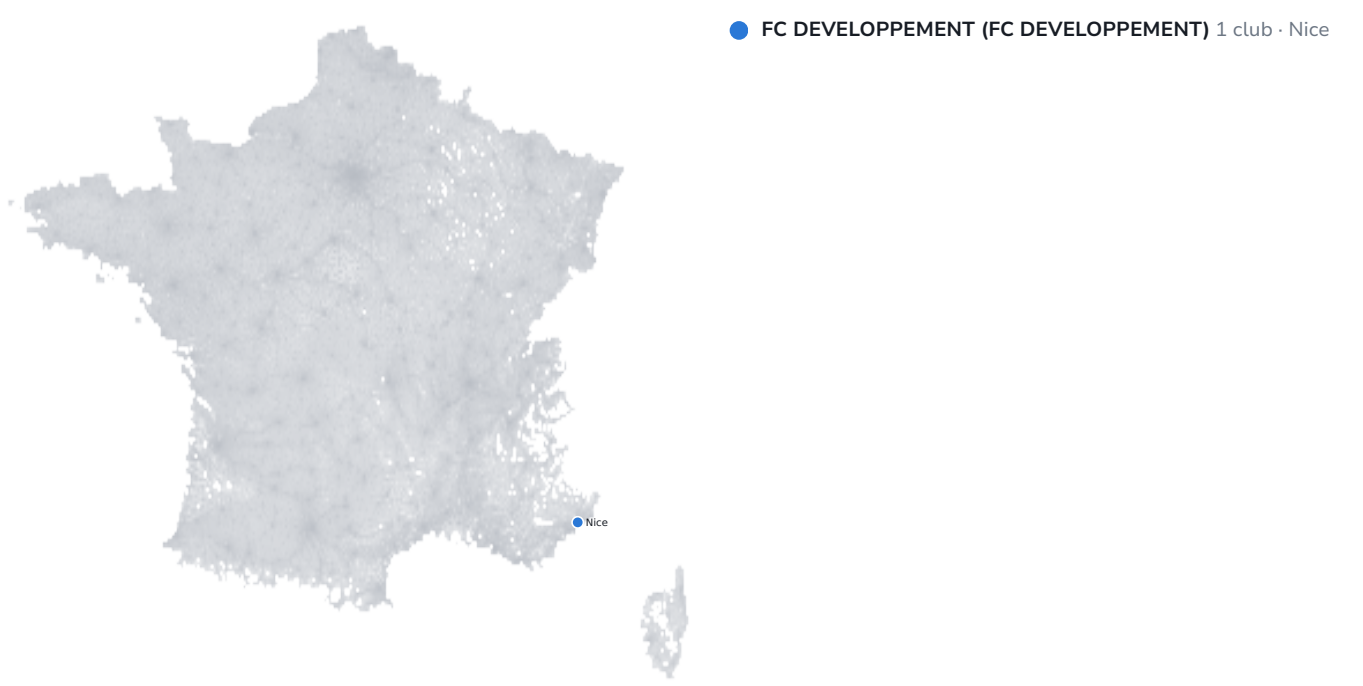
1
club

Nice
opened 2024–2024 · 1 closed

€3,313
EBITDA 2023

revenue €69,539 · net
€4,326
equity €20,812 · financial debt
€14,482 · cash €68 · 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
FC DEVELOPPEMENT	Nice 06000	2024	0 → 1	2 → 4	6,221 → 4,209	19,972 → 12,311

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: FC DEVELOPPEMENT (Nice).

LEGAL IDENTITY — INSEE Sirene		FILING & CAPITAL — INPI RNE	
Legal name	FC DEVELOPPEMENT (FC DEVELOPPEMENT)	Registered capital	€10,000
SIREN	850325952	Years filed	4 of the last 4 on record — 4 complete
Founded	2019-04-04	Debt falling due	not filed — the maturity table is a complete-regime page
Activity	93.11Z NAF/APE code	Confidentiality	never invoked — every filed income statement is public
Employees	NN 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	CAROLINE FOULON (Président de SAS)		

RISK FLAGS — from the accounts

▼ high leverage — 2023, debt €14,482 vs EBITDA €3,313

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	€69,539	€3,313	5%	€3,317	€4,326	€20,812	€14,482	€68	€60,696	€4,806	—
2022	€66,620	€-14,002	-21%	€-13,999	€11,127	€16,486	€1,528	€884	€71,757	€8,220	—
2021	€6,239	€297	5%	€297	€297	€5,359	€44	€23,732	—	€5,942	—
2019	—	—	—	—	—	—	—	—	—	—	—

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

FC DEVELOPPEMENT Nice

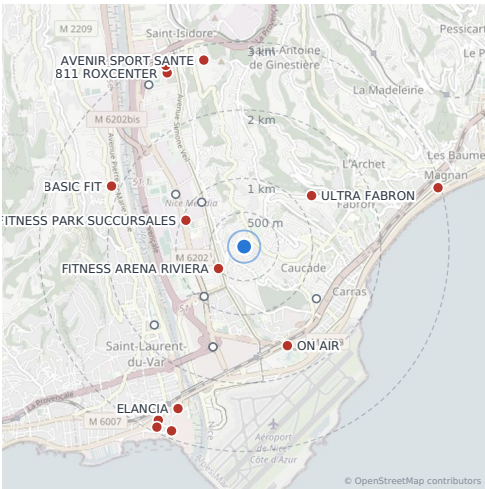
61 CORNICHE FLEURIE 06000 NICE · opened 2024-01-01 · SIRET 85032595200024

CHANGE SINCE OPENING — 2024 → today

	AT OPENING	TODAY	CHANGE
Location score	83.6	76.5	-7.1
Gyms within 1 km	0	2	+2
Gyms within 2 km	2	4	+2
Competition weight, 2 km	3.80	5.66	+49%
Capture, 2 km	19,972	12,311	-38%
Saturation, 2 km vs national baseline	-74%	-47%	+26 pts

Competitor field as it stood on 2024-01-01 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



13 gym floors, 8 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%	70 500 m	5,127 people	69	4,290 aged 18-64 + 836 workers = 5,127 over 0.79 km2 = 6,528/km2
	2 km	68,418 people	70	38,399 aged 18-64 + 30,020 workers = 68,418 over 12.57 km2 = 5,445/km2
Competition weight 15%	52 500 m	1.00 wt	58	1 genuine gym floor and 0 other sports sites within 500 m, weighted by substitutability and price tier
	2 km	5.66 wt	48	4 genuine gym floors and 7 other sports sites within 2 km, weighted by substitutability and price tier
Capture weight 20%	89 500 m	4,209 people	89	4,025 residents + 184 workers, demand within 500 m against every competitor within 3 km
	2 km	12,311 people	88	10,446 residents + 1,865 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	100 500 m	not measured	—	catchment of 7,185 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 1.2 LQ
	2 km	LQ 0.53	100	4 clubs / 66,847 residents = 5.98 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%	69 500 m	1.05x	84	23,570 EUR against 22,380 nationally, containing IRIS (no IRIS centre inside the radius)
	2 km	0.97x	58	21,820 EUR against 22,380 nationally, median of 21 IRIS within 2 km

NEAREST GYMS — 13 within 3 km; ▲ opened after 2024

0.49 ▲ FITNESS ARENA RIVIERA 2026	0.94 ▲ FITNESS PARK SUCCURSALES Fitness Park 2026
1.24 ULTRA FABRON 2019	1.58 ON AIR On Air 2023
2.13 BASIC FIT Basic-Fit 2018	2.56 ELANCIA Elancia 2019
2.78 ▲ 811 ROXCENTER 2026	2.79 AVENIR SPORT SANTE 2014

... and 5 more within 3 km.

ACCESS — straight-line, GTFS

Tram	Méridia — 438 m
Bus	Cappatti — 127 m
Footfall	Nice Saint-Augustin — 1500 m, 2,414,208 travellers/yr SNCF
Shops	21 within 150 m INSEE BPE