

GYM-EIGHT (FITNESS PARK)

1 club operated · VILLEBON-SUR-YVETTE · company founded 2021-12-31

1
club

Villebon-Sur-Yvette
opened 2022-2022

€400,799
EBITDA 2024

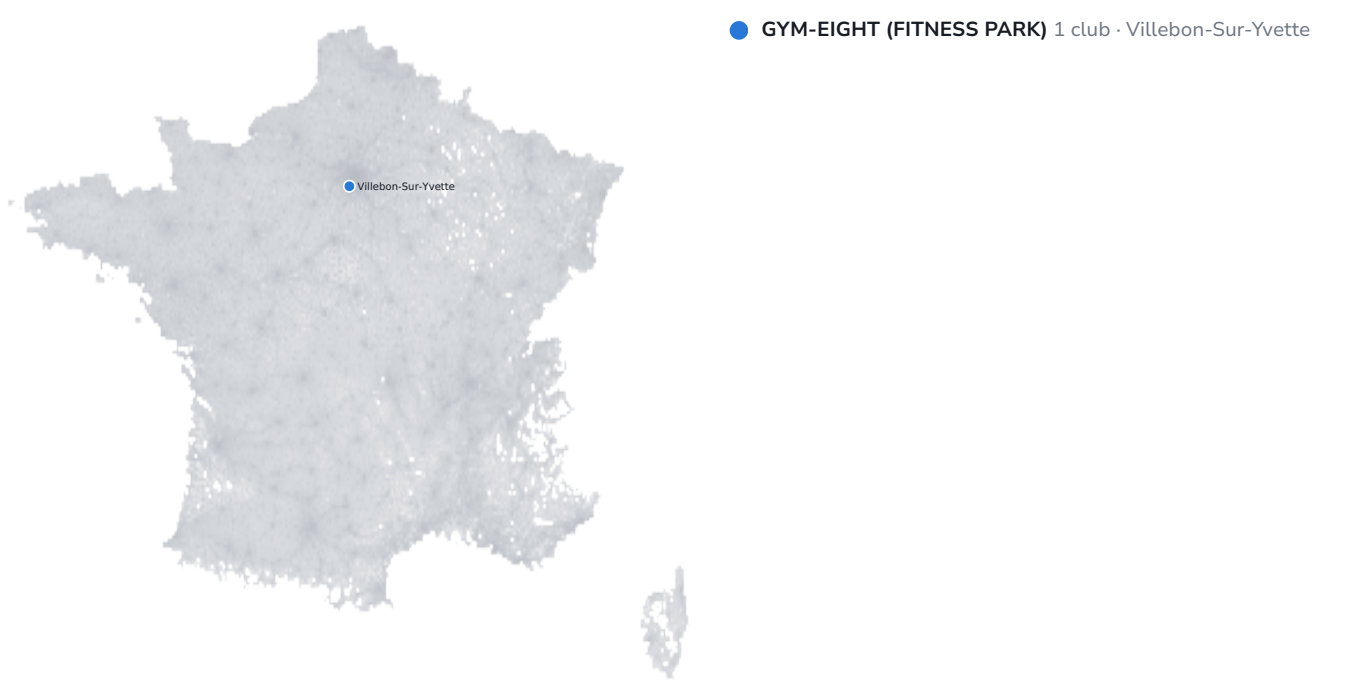
revenue

€1,294,284 · net

€246,193

equity €-44,815 · financial
debt €782,050 · cash
€112,527 · 1 risk flag

WHERE THE CLUBS ARE — 1 club



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
FITNESS PARK	Villebon-Sur-Yvette 91140	2022	1 → 1	2 → 2	1,286 → 1,156	16,061 → 12,210

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	GYM-EIGHT (FITNESS PARK)	Registered capital	€10,000
SIREN	908718570	Years filed	1 of the last 1 on record — 1 complete
Founded	2021-12-31	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	02 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	HOMA (Président de SAS)		

RISK FLAGS — from the accounts

▼ negative equity — 2024, €-44,815

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
2024	€1,294,284	€400,799	31%	€286,943	€246,193	€-44,815	€782,050	€112,527	€154,942	€696,187	—

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

FITNESS PARK Villebon-Sur-Yvette

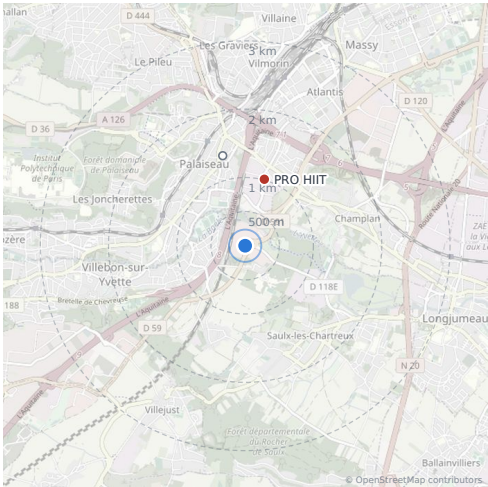
CENTRE COMMERCIAL VILLEBON 2 2 AVENUE DE LA PLESSE 91140 VILLEBON-SUR-YVETTE · opened 2022-01-10 · SIRET 90871857000025

CHANGE SINCE OPENING — 2022 → today

	AT OPENING	TODAY	CHANGE
Location score	80.3	77.3	-3.0
Gyms within 1 km	1	1	0
Gyms within 2 km	2	2	0
Competition weight, 2 km	1.20	1.80	+50%
Capture, 2 km	16,061	12,210	-24%
Saturation, 2 km vs national baseline	-70%	-69%	+1 pts

Competitor field as it stood on 2022-01-10 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



1 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%	50	500 m	1,447 people	43 174 aged 18-64 + 1,273 workers = 1,447 over 0.79 km2 = 1,842/km2
		2 km	29,731 people	54 18,327 aged 18-64 + 11,404 workers = 29,731 over 12.57 km2 = 2,366/km2
Competition weight 15%	82	500 m	0.05 wt	97 0 genuine gym floors and 1 other sports site within 500 m, weighted by substitutability and price tier
		2 km	1.80 wt	72 1 genuine gym floor and 4 other sports sites within 2 km, weighted by substitutability and price tier
Capture weight 20%	73	500 m	1,156 people	50 227 residents + 928 workers, demand within 500 m against every competitor within 3 km
		2 km	12,210 people	88 8,765 residents + 3,445 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	100	500 m	not measured	— catchment of 258 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 35.3 LQ
		2 km	LQ 0.31	100 1 club / 29,072 residents = 3.44 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%	100	500 m	1.17×	100 26,190 EUR against 22,380 nationally, containing IRIS (no IRIS centre inside the radius)
		2 km	1.18×	100 26,440 EUR against 22,380 nationally, median of 8 IRIS within 2 km

NEAREST GYMS — 1 within 3 km; ▲ opened after 2022

1.01	PRO HIIT 2011
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ACCESS — straight-line, GTFS

Rail	Palaiseau - Villebon — 1305 m
Bus	Centre Commercial Villebon 2 — 119 m
Footfall	PALAISEAU-VIL. — 1306 m, 588,637 validations/yr RATP
Shops	16 within 150 m INSEE BPE