

LI VIGNI FIT

1 club operated · SAINT-PAVACE · company founded 2022-07-15

1 club

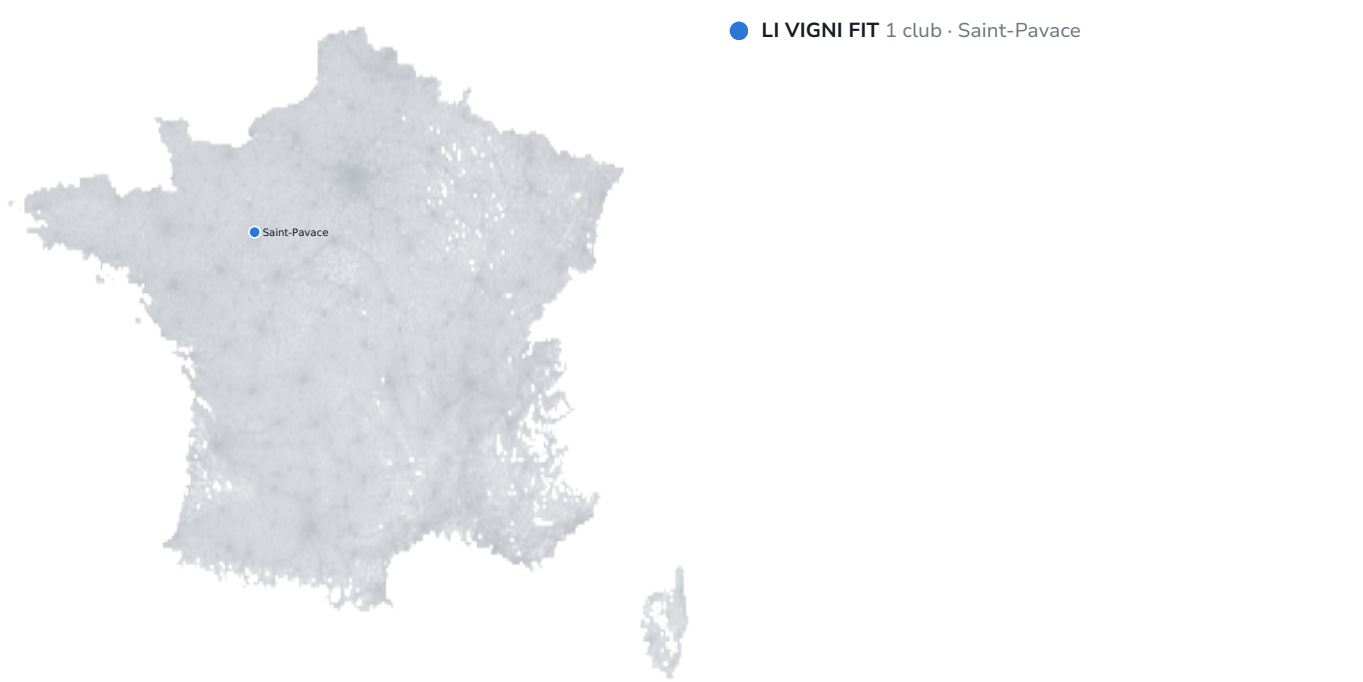
Saint-Pavace
opened 2022–2022

€163,687

EBITDA 2024

revenue €419,964 · net €85,205
equity €-66,248 · financial debt €409,581 · cash €73,703 · 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
GIGAFIT	Saint-Pavace 72190	2022	1 → 2	2 → 5	2,330 → 1,542	11,110 → 7,245

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	LI VIGNI FIT	Registered capital	€5,000
SIREN	917771982	Years filed	2 of the last 2 on record — 2 complete
Founded	2022-07-15	Debt falling due	€273,830 within a year · €192,957 in one to five · €4,143 beyond five against cash of €73,703
Activity	93.11Z 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	ALEXANDRE RAPHAEL EMILE LI VIGNI (Directeur Général); CLEMENT SABATINO LOUIS LI VIGNI (Président de SAS); DIDIER GERARD LI VIGNI (Directeur Général)		

RISK FLAGS — from the accounts

▼ negative equity — 2024, €-66,248

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	€419,964	€163,687	39%	€89,197	€85,205	€-66,248	€409,581	€73,703	€20,185	€225,517	1
2023	€143,874	€-80,833	-56%	€-151,297	€-156,452	€-151,452	€492,335	€69,194	€2,137	€200,436	1

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

GIGAFIT Saint-Pavace

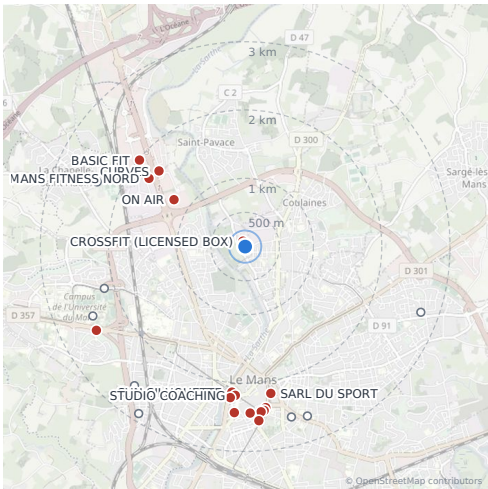
273 AVENUE DU MAINE 72190 SAINT-PAVACE · opened 2022-07-15 · SIRET 91777198200019

CHANGE SINCE OPENING — 2022 → today

	AT OPENING	TODAY	CHANGE
Location score	76.6	68.1	-8.5
Gyms within 1 km	1	2	+1
Gyms within 2 km	2	5	+3
Competition weight, 2 km	1	3.15	+215%
Capture, 2 km	11,110	7,245	-35%
Saturation, 2 km vs national baseline	-74%	+6%	+80 pts

Competitor field as it stood on 2022-07-15 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



16 gym floors, 9 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%	57 500 m	2,079 people	51	981 aged 18-64 + 1,098 workers = 2,079 over 0.79 km2 = 2,647/km2
	2 km	44,148 people	62	19,223 aged 18-64 + 24,924 workers = 44,148 over 12.57 km2 = 3,513/km2
Competition weight 15%	67 500 m	0.45 wt	77	1 genuine gym floor and 1 other sports site within 500 m, weighted by substitutability and price tier
	2 km	3.15 wt	61	4 genuine gym floors and 1 other sports site within 2 km, weighted by substitutability and price tier
Capture weight 20%	63 500 m	1,542 people	59	987 residents + 555 workers, demand within 500 m against every competitor within 3 km
	2 km	7,245 people	66	5,203 residents + 2,042 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	97 500 m	not measured	—	catchment of 1,798 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 5.1 LQ
	2 km	LQ 1.06	97	4 clubs / 34,423 residents = 11.62 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%	58 500 m	0.92x	38	20,480 EUR against 22,380 nationally, median of 1 IRIS within 500 m
	2 km	1.01x	70	22,640 EUR against 22,380 nationally, median of 17 IRIS within 2 km

NEAREST GYMS — 16 within 3 km; ▲ opened after 2022

0.09 ▲ CROSSFIT (LICENSED BOX) CrossFit (licensed box) 2024	1.25 ▲ ON AIR On Air 2026
1.68 CURVES 2010	1.73 ▲ MANS FITNESS NORD Fitness Park 2024
2.0 BASIC FIT Basic-Fit	2.14 SUN SILHOUETTE 2002
2.18 SARL DU SPORT 2018	2.18 ▲ STUDIO COACHING 2025

... and 8 more within 3 km.

ACCESS — straight-line, GTFS

Tram	Bellevue-Hauts de Coullaines — 1304 m
Bus	Hendaye — 153 m
Footfall	Le Mans — 3256 m, 5,440,432 travellers/yr SNCF
Shops	3 within 150 m INSEE BPE