

PropAnalyze Backend – Master Handover Document

Status: Handover Ready

Version: 1.0.0

Last Updated: 2026-02-05

This document serves as the **Single Source of Truth** for the PropAnalyze Backend. It is designed to allow any developer to understand, run, and extend the system without requiring prior context.

1. Product Overview

Product Purpose

PropAnalyze is a **Real Estate Investment Analysis Platform** that empowers investors and agents to find, underwrite, and report on rental properties. It automates financial modeling (ROI, Cap Rate) and provides geospatial intelligence.

Main Features

- Property Listing & Search:** Advanced filtering by price, metrics, and geolocation.
- Investment Analysis:** Real-time calculation of Cash-on-Cash Return, NOI, and Max Allowable Offer.
- Geospatial Intelligence:** Radius-based search (e.g., "Properties within 50 miles of NYC").
- Portfolio Management:** Grouping properties into portfolios for aggregate tracking.
- Reporting Engine:** Automated PDF generation for investment summaries (Pro Feature).

User Roles

Role	Permissions
User	Can search properties, run analyses, save portfolios.
Agent	Can upload/manage their own property listings.
Admin	Full system access (manage all users, properties, system settings).

Supported Platforms

- **Web:** Primary React Application.
 - **Mobile:** Responsive web design (no native app currently).
-

2. Architecture Overview

System Architecture

The backend follows a **Layered Monolithic Architecture** using Node.js and Express.



Tech Stack

- **Runtime:** Node.js v18+
- **Framework:** Express.js (v4.x)
- **Database:** PostgreSQL (v14+)
- **ORM/Driver:** `pg` (Raw SQL for performance/control)
- **Authentication:** JWT (JSON Web Tokens)
- **File Storage:** Cloudinary (Images & PDFs)
- **PDF Engine:** `html-pdf-node`

Third-Party Integrations

- **Cloudinary:** Image and PDF storage.
 - **Mapbox/Google Maps** (Frontend only, Backend stores coordinates).
-

3. Environment Information

API Base URLs

Environment	Base URL	Status
Development	<code>http://localhost:5000/api/v1</code>	Active
Staging	<code>https://staging-api.propanalyze.com/api/v1</code>	TBD
Production	<code>https://api.propanalyze.com/api/v1</code>	TBD

Required Headers

All protected endpoints require:

```
Content-Type: application/json  
Authorization: Bearer <your_jwt_token>
```

CORS Configuration

- Currently set to allow **ALL** origins (`cors()`) for development.
 - **Production TODO:** Restrict specific domains in `app.js`.
-

4. Authentication & Authorization

Auth Strategy

- **Type:** JWT (Stateless)
- **Token Expiry:** 90 Days (Configurable in `.env`)
- **Refresh Token:** Not currently implemented (Long-lived access tokens used).

Endpoints

- **Login:** `POST /users/login` -> Returns `{ token, user }`
- **Signup:** `POST /users/signup` -> Returns `{ token, user }`
- **Profile:** `GET /users/me` -> Returns User Profile

Permission Matrix

Action	User	Agent	Admin
View Properties	✓	✓	✓
Run Analysis	✓	✓	✓
Create Property	✗	✓	✓
Edit Own Property	✗	✓	✓
Delete Any Property	✗	✗	✓
Generate PDFs	✓	✓	✓
Manage Users	✗	✗	✓

5. API Documentation

We provide complete documentation via Swagger/OpenAPI.

- **Swagger UI:** <http://localhost:5000/api-docs> (Run server to view)
- **Postman Collection:** [Download Link / File in Repo]

Key Resource Overview

Note: This is a summary. Refer to Swagger for full details.

Properties

Method	Endpoint	Description
GET	/properties	List properties (supports filtering/sorting)
GET	/properties/:id	Get property details
POST	/properties	Create property (Agent only)
PATCH	/properties/:id	Update property

Analysis

Method	Endpoint	Description
GET	/analysis/roi/:propertyId	Calculate ROI/Cap Rate
GET	/analysis/max-offer/:propertyId	Calculate max offer price for target return

Reports

Method	Endpoint	Description
POST	/reports/generate	Generate PDF report for a property

6. API Naming & Conventions

- **URL Paths:** kebab-case and plural (e.g., `/properties`, `/max-offer`).
- **JSON Response:** camelCase (e.g., `maxAllowableOffer`).
- **Database Columns:** snake_case (e.g., `created_at`, `agent_id`).
- **Dates:** ISO 8601 Strings (`2023-10-27T10:00:00Z`).
- **Nulls:** Null fields are returned as `null`, not omitted.

7. Sample API Requests & Responses

Sample Error Response

```
{  
  "status": "fail",  
  "message": "Duplicate field value: email. Please use another value!",  
  "error": { ...stack trace in dev... }  
}
```

Sample Success Response (Analysis)

```
{  
  "status": "success",  
  "data": {  
    "metrics": {  
      "noi": 24000,  
      "capRate": 6.8,  
      "cashOnCash": 9.2,  
      "monthlyCashFlow": 450  
    }  
  }  
}
```

8. Data Models / Database Schema

1. Users Table

- **id**: UUID(PK)
- **email**: VARCHAR(Unique)
- **role**: ENUM('user', 'agent', 'admin')
- **favorites**: JSONB(Array of Property IDs)

2. Properties Table

- **id**: UUID(PK)
- **agent_id**: UUID(FK -> Users)
- **location**: JSONB({ "address": "...", "coordinates": [lat, lng] })
- **features**: JSONB(amenities, etc.)

3. Analyses Table

- Stores saved calculation snapshots per user/property.

4. Reports Table

- Tracks generated PDF URLs and link to Cloudinary.

(See `src/db/schema.sql` or `setup_db.js` for exact DDL)

9. Pagination, Filtering & Sorting

Pagination

- **Method**: `page` and `limit` query parameters.
- **Defaults**: `page=1`, `limit=20`.
- **Response**: Includes `total`, `page`, `totalPages`.

Filtering

- **Exact Match:** `?category=Residential`
- **Range:** `?price[gte]=100000&price[lte]=500000`
- **Geo:** `/properties-within/50/center/34.05,-118.25/unit/mi`

Sorting

- **Param:** `sort`
 - **Values:** `price`, `-price` (desc), `newest`, `oldest`.
-

10. File Uploads

- **Endpoint:** `POST /properties` (Multipart/Form-Data)
 - **Middleware:** `multer`
 - **Storage:** **Cloudinary** (Auto-optimization applied).
 - **Max Size:** 5MB per image (configured in Multer).
 - **Format:** JPG, PNG.
-

11. Error Handling System

All errors follow a standardized JSON format handled by `middlewares/error.middleware.js`.

- **400:** Bad Request (Validation failed).
 - **401:** Unauthorized (Invalid/Missing Token).
 - **403:** Forbidden (Role mismatch).
 - **404:** Not Found.
 - **500:** Internal Server Error.
-

12. Business Logic Highlights

ROI Calculation

Centralized in `AnalysisService`.

- **NOI** = (Gross Rent - Vacancy - Expenses)
- **Cap Rate** = (NOI / Purchase Price) * 100
- **Cash on Cash** = (Annual Cash Flow / Total Cash Invested) * 100

Max Offer Algorithm

Uses a **Binary Search** approach to find the exact purchase price that yields the user's target CoC% within a 0.01% tolerance.

13. Security Considerations

- **Rate Limiting:** Limited to 100 requests per hour per IP ([express-rate-limit](#)).
 - **Helmet:** secure HTTP headers (partially disabled for dev content policies).
 - **Password Hashing:** [bcryptjs](#) with salt round 12.
 - **SQL Injection:** Prevented via Parameterized Queries ([pg](#)).
-

14. Performance & Limits

- **Rate Limit:** 100 req/hour (Middleware).
 - **Pagination Limit:** Max 100 items per page.
 - **PDF Generation:** Computationally expensive; async processing recommended for high load (current: synchronous).
-

15. Feature Completion Status

Feature	Status	Notes
User Auth	✓	Complete
Property CRUD	✓	Complete
Geo Search	✓	Radius search working
Analysis Engine	✓	ROI/Max Offer working
PDF Reporting	✓	Integrated with Cloudinary
Email Notifications	✗	Planned
Payment Integration	✗	Planned (Stripe)

16. Deployment & DevOps

Env Variables (Non-Secret)

`NODE_ENV`, `PORT`.

Secrets (Must Set in Prod)

`DATABASE_URL`, `JWT_SECRET`, `CLOUDINARY_*`.

Process

1. Check out code.
 2. `npm install --production`.
 3. Run migrations: `node setup_db.js`.
 4. Start: `npm start` (or `pm2 start server.js`).
-

17. Handover & Support

Primary Contact: Development Team (dev@propanalyze.com)

Bug Reporting: Submit Issue in GitHub Repository.

Client-Friendly Summary

"PropAnalyze is a digital analyst for real estate. It takes raw property data, combines it with your financial assumptions, and instantly tells you if a deal makes money. It's like having a financial advisor in your pocket for every property you look at."

Final Delivery Package

This repository contains:

1. **Source Code:** Full Backend Node.js source.
 2. **API Docs:** Swagger UI at </api-docs>.
 3. **Database Scripts:** SQL schema for setup.
 4. **This Document:** Your map to the system.
-