

```
from flask import Flask, request, send_file,  
render_template  
from fpdf import FPDF  
import random  
import os
```

```
app = Flask(__name__)
```

```
# Simulated Title & Tax Due Diligence  
Checker
```

```
def title_due_diligence_scraper(county,  
state, apn, owner_name=None):
```

```
    title_data = {  
        "Title Status": random.choice(["Clean",  
"Encumbrances Found", "Pending  
Litigation"]),  
        "Ownership History": f"Previous  
owners: {random.randint(1, 5)} transfers in  
last 10 years",  
        "Liens or Judgments":  
random.choice(["None", f"Lien recorded - $
```

```
{random.randint(5000, 50000)}"]),  
    "Tax Delinquency":  
    random.choice(["Up-to-date", f"Delinquent -  
    ${random.randint(1000, 10000)} owed"])  
    }  
    return title_data
```

# PDF Report Generator

```
def generate_deal_analysis_pdf(data,  
    output_path):  
    profit_margin = data['market_value'] -  
    data['offer_price']  
    roi = (profit_margin / data['offer_price']) *  
    100  
    title_data =  
    title_due_diligence_scraper(data['county'],  
    data['state'], data['apn'], data['owner_name'])  
  
    pdf = FPDF()  
    pdf.set_auto_page_break(auto=True,  
    margin=15)
```

```
pdf.add_page()
pdf.set_font("Arial", "B", 16)
pdf.cell(200, 10, "Property Deal Analysis
Report", ln=True, align="C")
pdf.ln(10)
```

```
pdf.set_font("Arial", "B", 14)
pdf.cell(200, 10, "Property Details",
ln=True)
```

```
pdf.set_font("Arial", "", 12)
```

```
pdf.multi_cell(0, 7, f"""
```

```
- Owner: {data['owner_name']}
```

```
- Address: {data['property_address']}
```

```
- Parcel ID: {data['apn']}
```

```
- Land Size: {data['land_size']}
```

```
- Zoning: {data['zoning']}
```

```
""")
```

```
pdf.ln(5)
```

```
pdf.set_font("Arial", "B", 14)
```

```
pdf.cell(200, 10, "Financial Breakdown",
```

```
ln=True)
```

```
pdf.set_font("Arial", "", 12)
```

```
pdf.multi_cell(0, 7, f""
```

```
- Assessed Value: $
```

```
{data['assessed_value']}
```

```
- Offer Price: ${data['offer_price']}
```

```
- Market Value: ${data['market_value']}
```

```
- Profit Margin: ${profit_margin}
```

```
- ROI: {roi:.2f}%
```

```
""")
```

```
pdf.ln(5)
```

```
pdf.set_font("Arial", "B", 14)
```

```
pdf.cell(200, 10, "Title & Tax Due
```

```
Diligence", ln=True)
```

```
pdf.set_font("Arial", "", 12)
```

```
pdf.multi_cell(0, 7, f""
```

```
- Title Status: {title_data['Title Status']}
```

```
- Ownership History:
```

```
{title_data['Ownership History']}
```

```
- Liens or Judgments: {title_data['Liens
```

```
or Judgments']}]
```

```
- Tax Delinquency: {title_data['Tax  
Delinquency']}
```

```
""")
```

```
pdf.output(output_path)
```

```
return output_path
```

```
@app.route('/', methods=['GET', 'POST'])
```

```
def home():
```

```
    if request.method == 'POST':
```

```
        data = {
```

```
            'owner_name':
```

```
request.form['owner_name'],
```

```
            'property_address':
```

```
request.form['property_address'],
```

```
            'apn': request.form['apn'],
```

```
            'land_size': request.form['land_size'],
```

```
            'zoning': request.form['zoning'],
```

```
            'assessed_value':
```

```
float(request.form['assessed_value']),
```

```
        'offer_price':
float(request.form['offer_price']),
        'market_value':
float(request.form['market_value']),
        'county': request.form['county'],
        'state': request.form['state']
    }
    pdf_path = "deal_analysis_report.pdf"
    generate_deal_analysis_pdf(data,
pdf_path)
    return send_file(pdf_path,
as_attachment=True)

    return render_template("form.html")

if __name__ == '__main__':
    app.run(debug=True)
```