



As the holidays approach, we reflect on the successes and partnerships that have made this year truly remarkable. The team at NAI Ruhl Commercial is grateful for the trust and opportunities you've given us, and we look forward to continuing our journey together in the coming year.

Our experienced brokers continue to drive results for their clients in all of the different industries and provide successful solutions in sales and lease activity. Ruhl Property Management is a regional leader and services a wide variety of locations including office, retail, industrial, multi-family and HOA. Feel free to contact us with any of your real estate or property management needs.

May your holidays be filled with joy, peace, and cherished moments with loved ones. Here's to a prosperous and thriving New Year!

-from the entire NAI Ruhl Commercial Team

Welcome to New Employees



Breanna Voelkers is our new Information Specialist. If you've called the office or come by recently, you most likely talked to Bre. She has been a regular substitute at the front desk so it's great to have her here on a permanent basis.



Kim Ryan has joined our Property Maintenance team. He will work in a part-time capacity at the Century Insurance office. Ruhl Property Management recently acquired them as a client, and Kim previously worked there in maintenance.

We're continuing to spotlight our brokers and company leaders in brief videos so you can learn more about them, their background, and their experience. Meet [Shawn Langan](#), who has a

passion for great customer service and a previous career in owning a retail business.



Part 1



Part 2

Client Testimonial

"[Megan \[Pieper\]](#) was awesome! Very responsive, efficient, professional, so helpful, excellent communication. A person at the bank told me Megan was the most organized, and had the best communication of anyone she had worked with."

--Jennifer Carton



Recent Closings



SOLD

Retail/Investment
3811 Harrison St.
Davenport, Iowa
Listed by Langan & Hadjis



SOLD

Retail
1037 S. Oakwood Ave.
Geneseo, Illinois
Listed by Rick Schaefer



LEASED

Restaurant
3934 16th St.
Moline, Illinois
Listed by Ethan Simons



SOLD

Industrial
3015 W. 73rd St.
Davenport, Iowa



SOLD

Restaurant
2297 Falcon Ave.
Bettendorf, Iowa



LEASED

Retail
512 1st Ave., Suite 2
Colona, Illinois
Leased by Megan Pieper

Have a property you need sold or leased? [Contact Us](#)

Recent New Listings



INDUSTRIAL

411 N. Sturdevant Street
Davenport, Iowa
3,618 SF / \$180,000

List Agents: Langan & Hadjjs

[More Details](#)



COMMUNITY CENTER

202 4th Street West
Milan, Illinois
11,040 SF / \$495,000

List Agents: Simons, Schaefer

[More Details](#)



OFFICE/RETAIL

709 1st Avenue
Silvis, Illinois
1,400 SF / \$154,900

List Agent: J. Eikenberry, CCIM

[More Details](#)

For even more listings, explore ruhlcommercial.com

10 Tips to Prep Your Roof for Winter

Preparing your roof for winter weather is essential to ensure it withstands the seasonal challenges. Here are 10 effective ways to prepare your roof for winter:

1. Inspect for Damage

Conduct a thorough inspection of your roof for any missing shingles, lifter shingles, damaged flashing, or other issues. Repair any damage before winter sets in.

2. Clean Gutters and Downspouts

Remove leaves, debris, and ice build-up from gutters and downspouts to ensure proper drainage and prevent ice dams.

3. Check Insulation and Ventilation

Ensure your attic is properly insulated and ventilated. Proper insulation helps maintain a consistent temperature, reducing the chances of ice dam formation.

4. Trim Overhanging Branches

Cut back any tree branches that may hang over your roof. This will prevent branches from falling and causing damage during winter storms.

5. Seal Leaks

Check for and seal any leaks around chimneys, vents, and skylights with appropriate roofing sealants to prevent water intrusion.

6. Install Ice and Water Shields



Consider applying ice and water shields along the eaves, valleys, and areas prone to ice build-up for added protection against leaks.

7. Inspect and Repair Flashing

Ensure flashing around chimneys, valleys, and vents is secure and in good condition. Repair any loose or damaged sections.

8. Schedule a Professional Inspection

If you're unsure about the condition of your roof, hire a professional for a detailed inspection and maintenance.

9. Clear Snow Accumulation

After snowstorms, regularly remove excessive snow accumulation from the roof to prevent potential structural damage.

10. Check Your Roof's Weight Capacity

Assess whether your roof can handle the weight of heavy snowfall and ice. Reinforce if necessary, especially for older structures.

Taking these proactive steps can help extend the life of your roof and protect your home during the winter months.

Information for this article provided by Olde Town Roofing

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