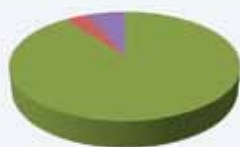


Nontraded REIT Industry Review: Third Quarter 2011



Strategic Storage Trust, Inc.

Total Assets.....	\$468.0 Million
Real Estate Assets	\$420.0 Million
Cash.....	\$17.6 Million
Securities	\$0.0 Million
Other.....	\$30.4 Million



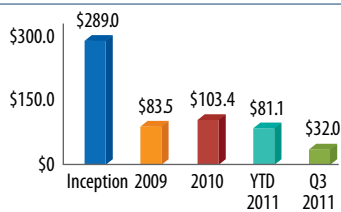
Initial Offering Date: March 17, 2008
 Number of Months Fundraising: 39
 Anticipated Offering Close Date: September 22, 2013
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 3.8%
 Asset Type: Storage
 Number of Properties: 78
 Square Feet / Units / Rooms / Acres: 6.4 Million Sq. Ft.
 Percent Leased: 78.1%
 LifeStage: Stabilizing
 Investment Style Core

Historical Price



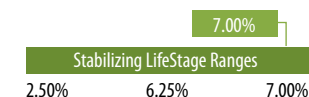
Gross Dollars Raised*



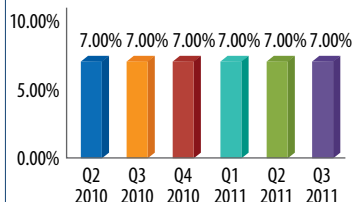
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution



Contact Information

www.StrategicStorageTrust.com
Strategic Storage Trust
111 Corporate Drive, Suite 120
Ladera Ranch, CA 92694
(877) 327-3485

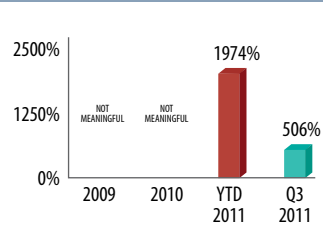
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 1974%



YTD Distributions Paid: ... \$15,411,721
 YTD FFO: \$780,821

Historical FFO Payout Ratio



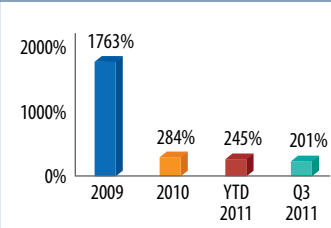
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 245%

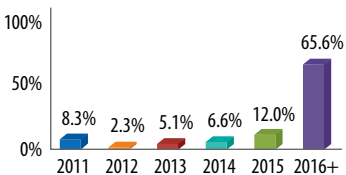


YTD Distributions Paid: ... \$15,411,721
 YTD MFFO: \$6,291,334
 *BVP estimated MFFO – see notes

Historical MFFO Payout Ratio

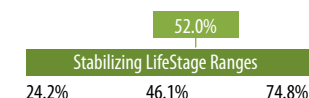


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 52.0%

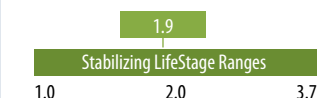


Debt Breakdown

Total: \$243.4 Million
 Fixed: \$217.0 Million
 Variable: \$26.5 Million
 Rate: 4 – 6.47%
 Term: 1 – 10 yrs

Interest Coverage Ratio

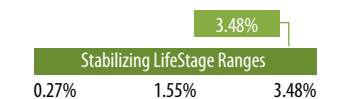
YTD Interest Coverage Ratio: 1.9



Adjusted EBITDA: \$15,318,677
 Interest Expense: \$8,175,989

Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: 3.48%



Redemptions Year to Date: ... 754,450
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 21,706,053

Lease Expirations

Leases Are Month To Month

Trends and Items of Note

- The Company acquired 6 storage facilities during the third quarter for \$45.2 million.
- The Company's follow-on offering became effective in September 2011.
- This REIT moved from the Growth LifeStage to the Stabilizing LifeStage during the third quarter 2011.
- The company's Interest Coverage Ratio has remained unchanged at 1.9X EBITDA for the past two quarters.
- The Company's Debt to Total Assets Ratio increased to 52.0% during the third quarter 2011 compared to 50.4% for the second quarter and is slightly above the median of 46.1% for Stabilizing LifeStage REITs.
- The Company did not report MFFO for the third quarter of 2011. As a result, the MFFO figures above are Blue Vault Partners' estimate.
- See additional notes on page 71 for information regarding the source of distributions.