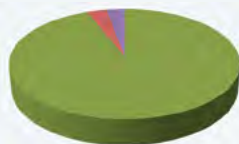


Nontraded REIT Industry Review: Third Quarter 2012



Strategic Storage Trust, Inc.

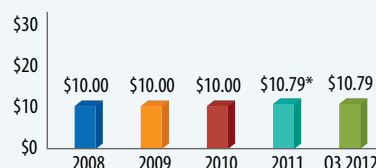
Total Assets.....	\$579.6 Million
Real Estate Assets	\$544.4 Million
Cash.....	\$18.2 Million
Securities	\$0.0 Million
Other.....	\$17.0 Million



Initial Offering Date:	March 17, 2008
Number of Months Fundraising:	54
Anticipated Offering Close Date:	September 22, 2013
Current Price per Share:	\$10.79
Reinvestment Price per Share:	\$10.25

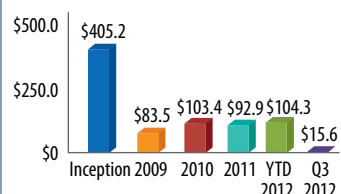
Cash to Total Assets Ratio:	3.1%
Asset Type:	Storage
Number of Properties:	100
Square Feet / Units / Rooms / Acres:	8.1 Million Sq. Ft.
Percent Leased:	79.2%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



*See Notes

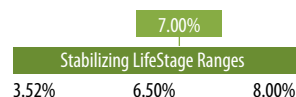
Gross Dollars Raised*



*Includes reinvested distributions (in millions)

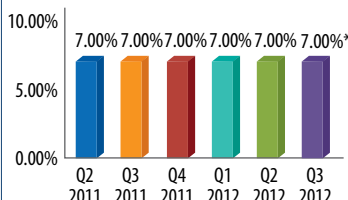
Current Distribution

Current Distribution Yield: .. 7.00%*



*See Notes

Historical Distribution

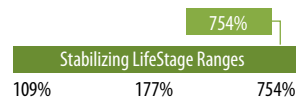


*See Notes

Contact Information

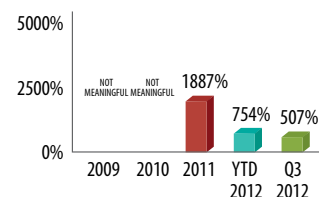
www.StrategicStorageTrust.com
Strategic Storage Trust
111 Corporate Drive, Suite 120
Ladera Ranch, CA 92694
(877) 327-3485

Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO: 754%

YTD Distributions Paid:.. \$20,356,754
 YTD FFO: \$2,699,926

Historical FFO Payout Ratio

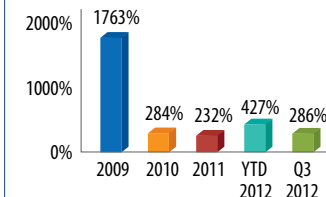


Year to Date MFFO Payout Ratio

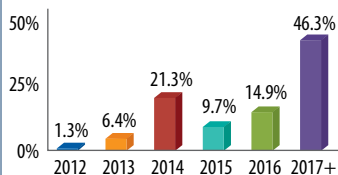
MFFO Payout Ratio:
YTD Distributions/YTD MFFO:....427%

YTD Distributions Paid: ...\$20,356,754
 YTD MFFO:.....\$4,770,647
 Company Reported MFFO – see notes

Historical MFFO Payout Ratio

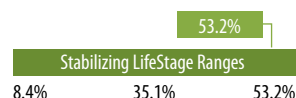


Debt Repayment Schedule



Current Debt Ratio

Debt to Total Assets Ratio: ... 53.2%



Debt Breakdown

Total: \$308.2 Million
 Fixed:\$285.4 Million
 Variable:\$22.8 Million
 Avg. Wtd. Rate:5.60%
 Term:<1 – 10 yrs

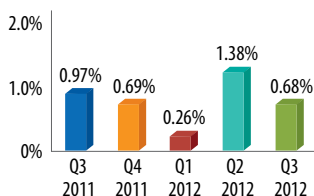
Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.7



Adjusted EBITDA:\$21,730,558
 Interest Expense: \$13,104,342

Redemptions



Lease Expirations

Leases are Month to Month

Trends and Items of Note

- Effective June 1, 2012, the offering price of the shares of common stock increased from \$10.00 per share to \$10.79 per share. This increase was primarily based on the April 2, 2012 estimated per share value (NAV) of common stock of \$10.79, calculated as of December 31, 2011. The board of directors determined that it was appropriate to increase the per share offering price for new purchases of shares commencing on June 1, 2012.
- Current distribution yield is based on original \$10.00 offering price. Yield based on the \$10.79 offering price is 6.49%.
- During the third quarter, the Company purchased eight properties for approximately \$25.0 million.
- The Company's debt to total assets ratio decreased for the third quarter in a row to 53.2%.
- The Company hedged \$45,000,000 of its variable rate debt as of September 30, 2012.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 100 for information regarding the source of distributions.