

Nontraded REIT Industry Review: First Quarter 2015

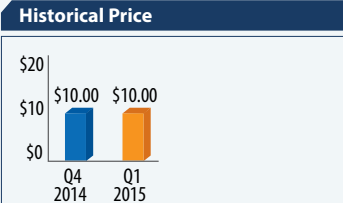
Strategic Storage Trust II, Inc.

Total Assets.....	\$153.4 Million
Real Estate Assets	\$121.0 Million
Cash	\$11.8 Million
Securities	\$0.0 Million
Other	\$20.6 Million



Initial Offering Date: January 10, 2014
 Offering Status..... Initial
 Number of Months Fundraising: 15
 Anticipated Offering Close Date: January 10, 2016
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 7.7%
 Asset Type: Storage
 Number of Properties: 26
 Square Feet / Units / Rooms / Acres: 14,340 Units
 Percent Leased: 85.0%
 Weighted Average Lease Term Remaining: Not Applicable
 LifeStage: Emerging
 Investment Style: Core
 Weighted Average Shares Outstanding: 2,199,941

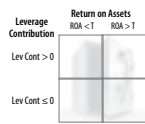


Contact Information

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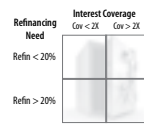
Performance Profiles

Operating Performance



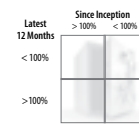
As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

Financing Outlook



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful interest coverage ratios. REITs in the Emerging LifeStage often rely on short-term financing with variable rates which will later be refinanced with longer maturity debt.

Cumulative MFFO Payout

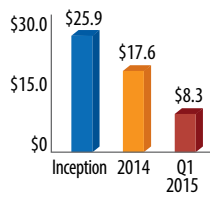


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

Summary

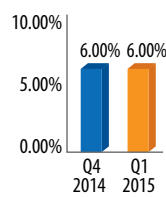
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 2Q 2015, the profile will begin to show meaningful results.

Gross Dollars Raised*

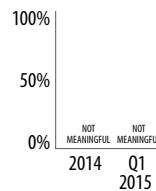


*Includes reinvested distributions (in millions)

Historical Distribution

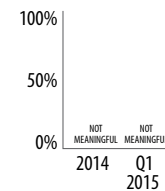


Historical FFO Payout Ratio



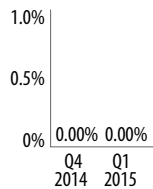
2015 YTD Dist. Paid: \$280,049
 2015 YTD FFO: (\$3,429,786)

Historical MFFO Payout Ratio



2015 YTD Dist. Paid: \$280,049
 2015 YTD MFFO: (\$1,122,264)

Redemptions

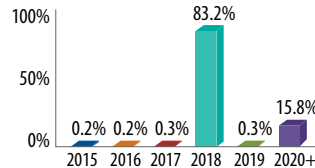


Debt Breakdown

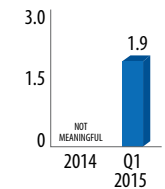


Debt to Total Assets Ratio: 48.6%
 Total: \$74.6 Million
 Fixed: \$13.4 Million
 Variable: \$61.2 Million
 Avg. Wtd. Rate: 3.84%
 Loan Term: 3 – 8 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- As of May 21, 2015, the Company has received gross offering proceeds of approximately \$30.3 million from the sale of approximately 3.0 million shares in its offering.
- On January 23, 2015, the REIT closed on seven self storage facilities located in California, Colorado, Illinois and Maryland representing the first phase of the acquisition of the 26 Property Portfolio for a purchase price of \$26.3 million, plus closing costs and acquisition fees. On January 29, 2015, it closed on five self storage facilities located in California and Colorado representing the second phase of the acquisition of the 26 Property Portfolio for a purchase price of approximately \$28.6 million, plus closing costs and acquisition fees. On February 5, 2015, it closed on seven self storage facilities located in California, Colorado and Washington representing the third phase of the acquisition of the 26 Property Portfolio for a purchase price of approximately \$45.8 million, plus closing costs and acquisition fees. On February 19, 2015, it closed on two self storage facilities located in California and Illinois representing the fourth phase of the acquisition of the 26 Property Portfolio for a purchase price of approximately \$10.9 million, plus closing costs and acquisition fees.
- On May 8, 2015, the Company closed on three self storage facilities located in Michigan representing the fifth phase of the acquisition of the 26 Property Portfolio for a purchase price of approximately \$11.9 million, plus closing costs and acquisition fees. On May 21, 2015, the Company closed on one self storage facility located in Michigan representing the sixth phase of the acquisition of the 26 Property Portfolio for a purchase price of approximately \$3.9 million, plus closing costs and acquisition fees.
- The REIT's Cash to Total Assets ratio was 7.7% as of 1Q 2015 compared to 18.6% at 4Q 2014.
- The REIT's Debt to Total Assets ratio was 48.6% as of 1Q 2015 compared to 38.5% as of 4Q 2014.
- This REIT has limited trend data due to the fact that it began operations in 3Q 2014.
- Cash distributions paid in the three months ended March 31, 2015 were \$180,596 to common stockholders, \$2,959 to OP unit holders and \$123,931 to preferred unit holders, for a total of \$406,939 inclusive of \$99,453 distributions reinvested. Cash flow provided by operations funded 100% of the distributions.