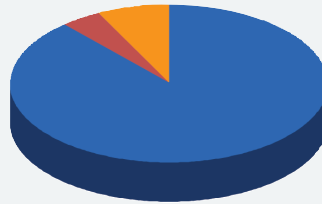




Strategic Storage Trust, Inc.

Portfolio Details:

Total Assets	\$192.4 Million
Real Estate Assets	\$170.2 Million
Cash	\$7.6 Million
Securities	\$0 Million
Other	\$14.6 Million



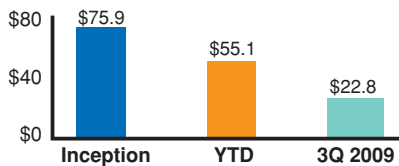
Inception Date:	March 17, 2008
Number of Months Fundraising:	15
Anticipated Offering Close Date:	March 17, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Asset Type:
Number of Properties:
Square Feet / Units / Rooms / Acres:
Percent Leased:

Storage
24
2.2 Million sq. ft.
NA



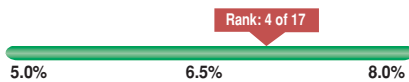
Gross Dollars Raised*



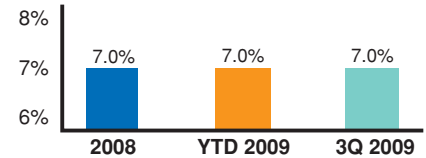
*Includes reinvested distributions (in millions).

Distributions

Current Distribution Yield:7.00%

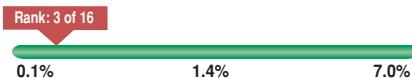


Historical Distribution Yield



Redemptions

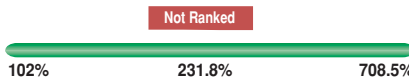
Ratio of Shares Redeemed to
Wtd. Avg. Shares Outstanding:0.2%



Redemptions Year to Date: 1,400
Wtd. Avg. Shares Outstanding: 6,921,815

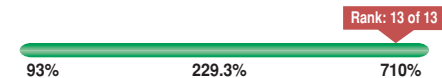
Distribution Coverage

Distribution Coverage Ratio:
3Q Distributions/3Q FFONot Meaningful*



Distributions Declared: \$1,005,791
Funds from Operations: (\$1,003,783)
*See additional notes on page 46.

Distribution Coverage Ratio:
3Q Distributions/3Q MFFO.....710%



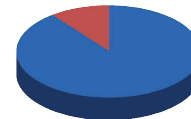
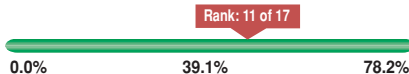
Distributions Declared: \$1,005,791
Modified Funds from Operations: \$141,598

Lease Expiration

Not Reported

Debt (in \$ Millions)

Debt to Real Estate
Assets Ratio:46.0%



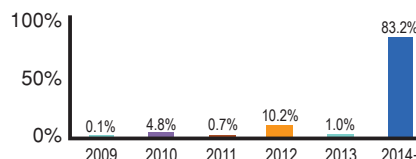
Total: \$78.3 Million
Fixed: \$70.1 Million
Variable: \$8.2 Million

Rate: 5.0 - 6.5%
Term: 1-11 years

Contact Information

www.StrategicStorageTrust.com
The Bank of New York Mellon
Attn: Strategic Storage Trust
101 Barclay St. A Level
New York, NY 10286
866-418-5144

Debt Maturity



Interest Coverage

Interest Coverage Ratio:1.7

