



BlueVault
PARTNERS, LLC

Nontraded REIT Industry Review

Data as of March 31, 2010

Strategic Storage Trust, Inc.

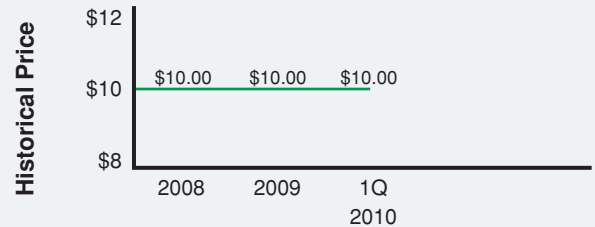
Portfolio Details:

Total Assets	\$220.3 Million
Real Estate Assets	\$183.0 Million
Cash	\$18.0 Million
Securities	\$0.0 Million
Other	\$19.3 Million

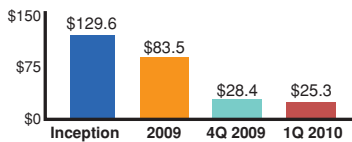


Initial Offering Date:	March 17, 2008
Number of Months Fundraising:	21
Anticipated Offering Close Date:	March 17, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	8.2%
Asset Type:	Storage
Number of Properties:	29
Square Feet / Units / Rooms / Acres:	2.53 million sq. ft.
Percent Leased:	78.5%



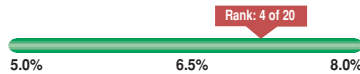
Gross Dollars Raised*



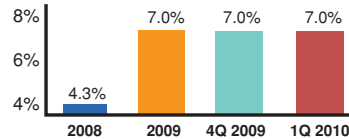
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:7.0%



Historical Distribution



Contact Information

www.StrategicStorageTrust.com
U.S. Select Securities LLC
111 Corporate Drive, Suite 120
Ladera Ranch, CA 92694
(877) 327-3485

Distribution Coverage/ Current FFO - YTD

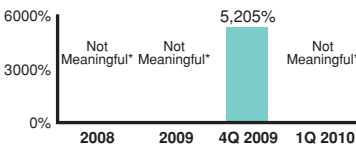
Distribution Coverage Ratio:
YTD Distributions/YTD FFO: Not Meaningful*



YTD Distributions Paid: \$2,930,892
YTD Funds from Operations: (\$627,535)

*See Notes

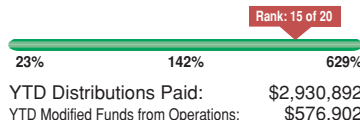
Distribution Coverage/ Historical FFO



*See Notes

Distribution Coverage/ Current MFFO - YTD

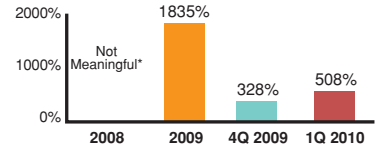
Distribution Coverage Ratio:
YTD Distributions/YTD MFFO:508%



YTD Distributions Paid: \$2,930,892
YTD Modified Funds from Operations: \$576,902

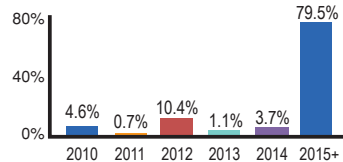
*See Notes

Distribution Coverage/ Historical MFFO



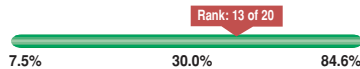
*See Notes

Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:42.7%



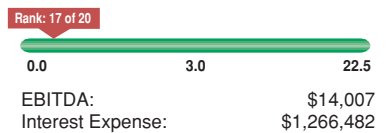
*See Notes

Debt Breakdown

Total:	\$78.2 Million
Fixed:	\$73.2 Million
Variable:	\$5.0 Million
Rate:	5 - 7.52%
Term:	1 - 10 yrs

Interest Coverage Ratio

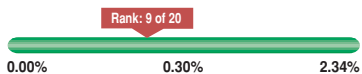
YTD Interest Coverage Ratio:0.01



EBITDA: \$14,007
Interest Expense: \$1,266,482

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:0.25%



Redemptions Year to Date: 18,232
Wtd. Avg. Shares Outstanding: 7,272,042

Lease Expiration

Not Reported

NOTES: The Distribution Coverage Ratio is listed as "Not Meaningful" when Funds from Operations (FFO) or Modified Funds from Operations (MFFO) during that period are negative. A negative FFO or MFFO indicates a loss - no accounting earnings to cover the distribution. Keep in mind, however that FFO or MFFO does not indicate when cash actually changed hands. FFO or MFFO is an accrual or accounting measure of profitability that records revenues and expenses when they are incurred - regardless of when cash is exchanged. In addition to 29 wholly-owned self-storage facilities, the Company also had interests in 19 additional facilities through preferred equity or minority interests. Historical distribution information was revised for YTD 2009 and 4Q 2009 to reflect a quarterly rate of \$0.175 per share. The previous report indicated historical rates of 7.2% which reflected rounded per share amounts of \$0.18 as reported in the 10K dated December 31, 2009.