

Nontraded REIT Industry Review: First Quarter 2011



Strategic Storage Trust, Inc.

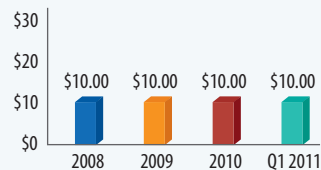
Total Assets.....	\$385.9 Million
Real Estate Assets	\$357.4 Million
Cash	\$19.2 Million
Securities	\$0.0 Million
Other	\$9.3 Million



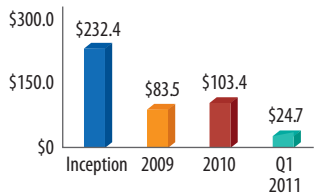
Initial Offering Date:	March 17, 2008
Number of Months Fundraising:	33
Anticipated Offering Close Date:	September 17, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	5.0%
Asset Type:	Storage
Number of Properties:	61
Square Feet / Units / Rooms / Acres:	5.1 million sq. ft.
Percent Leased:	76.5%

Historical Price



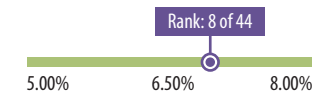
Gross Dollars Raised*



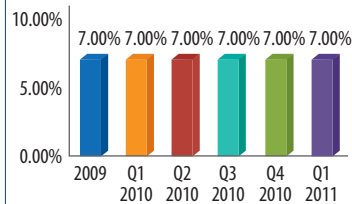
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution

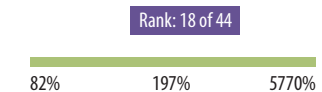


Contact Information

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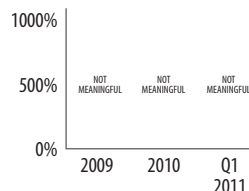
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: NOT MEANINGFUL



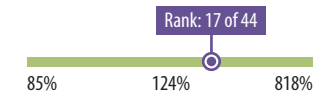
YTD Distributions Paid: ... \$4,656,227
 YTD FFO: ... (\$484,894)

Historical FFO Payout Ratio



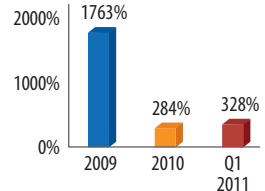
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...328%

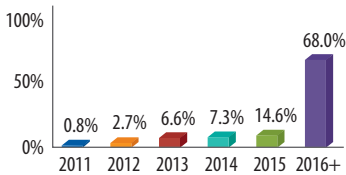


YTD Distributions Paid: ... \$4,656,227
 YTD MFFO: ... \$1,418,070
 *BVP calculated MFFO – see notes

Historical MFFO Payout Ratio

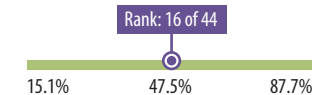


Debt Maturity

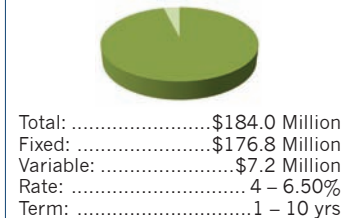


Current Debt Ratio

Debt to Total Assets Ratio: ... 47.7%



Debt Breakdown



Rate:

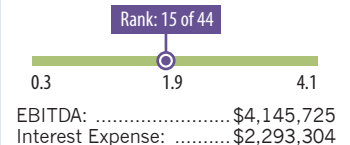
4 – 6.50%

Term:

1 – 10 yrs

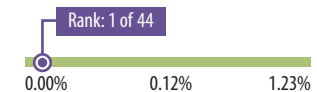
Interest Coverage Ratio

YTD Interest Coverage Ratio: ... 1.8



Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding: ... 0.00%



Redemptions Year to Date: 0
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 21,706,053

Lease Expirations

Not Reported

Notes

The Company did not report MFFO for 1Q 2011. MFFO is a Blue Vault estimate. As of March 31, 2011, the Company wholly owned 61 self storage facilities; minority interests in nine additional self storage facilities; and an interest in a net leased industrial property with 356,000 rentable square feet leased to a single tenant. Distributions may be paid in part from debt financing or from proceeds from the issuance of common stock.