



Strategic Storage Trust, Inc.

Total Assets.....	\$707.8 Million
Real Estate Assets	\$663.0 Million
Cash	\$19.9 Million
Securities	\$0.0 Million
Other	\$24.8 Million



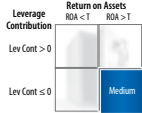
Cash to Total Assets Ratio:	2.8%
Asset Type:	Storage
Number of Properties:	128
Square Feet / Units / Rooms / Acres:	10.4 Million Sq. Ft.
Percent Leased:	84.3%
Weighted Average Lease Term Remaining:	Not Applicable
LifeStage:	Maturing
Investment Style:	Core
Weighted Average Shares Outstanding:	56,357,846

Initial Offering Date:	March 17, 2008
Offering Close Date:	September 22, 2013
Current Price per Share:	\$10.79
Reinvestment Price per Share:	\$10.25
Cumulative Capital Raised during Offering (including DRP):	\$549.0 Million



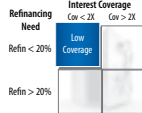
Performance Profiles

Operating Performance



The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is not increasing returns to shareholders.

Financing Outlook



The REIT's interest coverage ratio is below the 2.0X benchmark but the REIT does not have over 20% of debt maturing within 2 years or at unhedged variable rates. The REIT does not face an immediate need to refinance a significant portion of its debt, but may need to increase earnings to provide lenders with sufficient interest coverage.

Cumulative MFFO Payout



The REIT has not yet reached full coverage of cash distributions with an MFFO payout ratio below 100% since inception, but the last 12 months shows full coverage of distributions, a positive trend. If the 12-month trend continues, the distribution rate can be maintained.

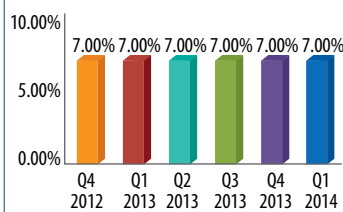
Summary

The REIT's return on assets was 3.28% for the last four quarters, well above the yield on 10-Year Treasuries, but its leverage contribution was negative, given its weighted average cost of debt of 5.40% and 55% debt ratio. The interest coverage ratio was 1.7X for the last four quarters, below the 2.0X benchmark, and 10.5% of debt was maturing in the next two years. Unhedged variable rate debt was 13.8% of the total, so there are only modest refinancing needs. The REIT has improved the ratio of cash distributions to MFFO to 90% for the last four quarters, but is still at 127% since inception.

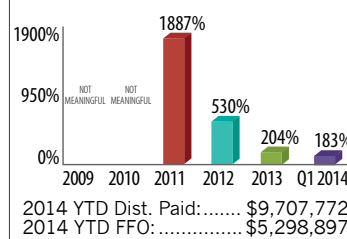
Contact Information

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

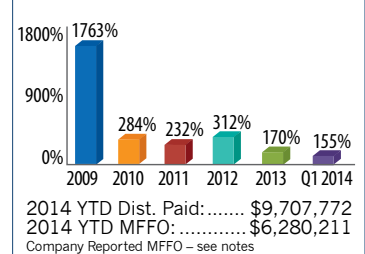
Historical Distribution



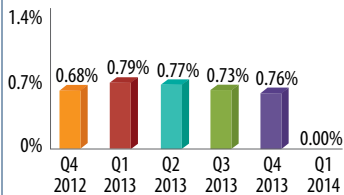
Historical FFO Payout Ratio



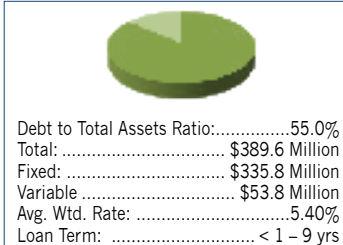
Historical MFFO Payout Ratio



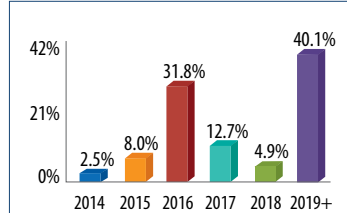
Redemptions



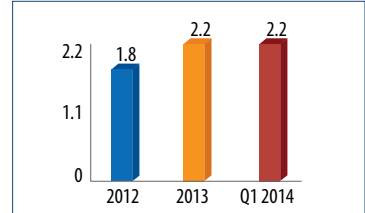
Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- On March 20, 2014, the board of directors declared a distribution rate for the second quarter of 2014 of \$0.001917808 per day per share on the outstanding shares of common stock payable to stockholders of record at the close of business on each day during the period. This was the same rate declared for 1Q 2014.
- During 1Q 2014 the Company acquired two properties for \$11.6 million.
- As of December 31, 2013, the REIT had an equity interest in a self storage property located in San Francisco, California ("SF property"). During January and February 2014, it acquired an additional approximately 86% of interests in the SF property from approximately 45 third-party sellers bringing its total interest to approximately 98%.
- On April 2, 2014, the REIT acquired a parcel of land in Toronto, Canada for \$3.8 million CDN from an unaffiliated third party. It intends to develop the land into a self storage facility with approximately 870 units and 78,000 rentable square feet.
- The REIT's Cash to Total Assets ratio increased to 2.8% as of 1Q 2014 compared to 2.1% as of 1Q 2013.
- The REIT's Debt to Total Assets ratio decreased to 55.0% as of 1Q 2014 compared to 55.8% as of 1Q 2013.
- The Company had hedged \$45 million of its variable rate debt as of March 31, 2014.
- The Company used Modified Funds from Operations ("MFFO") as defined by the Investment Program Association ("IPA").
- During the three months ended March 31, 2014, the Company paid \$5.195 million in cash distributions and had \$4.513 million reinvested via the DRP. The source of distributions was 64.6% cash flows provided by operations and 35.4% offering proceeds from the distribution reinvestment plan. For the three months ended March 31, 2014, the Company incurred distributions of approximately \$9.7 million, as compared to FFO of approximately \$5.3 million.