



**BlueVault**  
PARTNERS, L.L.C.

# Nontraded REIT Industry Review

Data as of June 30, 2010

## Strategic Storage Trust, Inc.

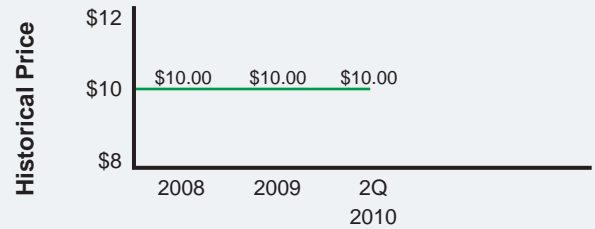
### Portfolio Details:

Total Assets	\$242.6 Million
Real Estate Assets	\$207.8 Million
Cash	\$15.0 Million
Securities	\$0.0 Million
Other	\$19.8 Million

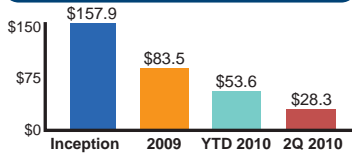


Initial Offering Date:	March 17, 2008
Number of Months Fundraising:	24
Anticipated Offering Close Date:	March 17, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	6.2%
Asset Type:	Storage
Number of Properties:	34
Square Feet / Units / Rooms / Acres:	2.9 million sq. ft.
Percent Leased:	79.2%



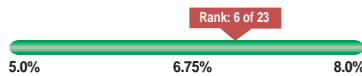
### Gross Dollars Raised\*



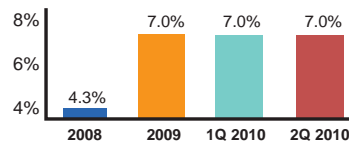
\*Includes reinvested distributions (in millions).

### Current Distribution

Current Distribution Yield: .....7.0%



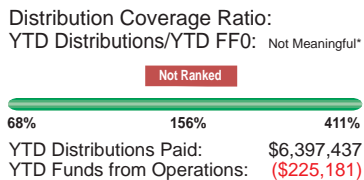
### Historical Distribution



### Contact Information

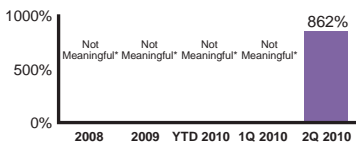
[www.StrategicStorageTrust.com](http://www.StrategicStorageTrust.com)  
**Strategic Storage Trust**  
 111 Corporate Drive, Suite 120  
 Ladera Ranch, CA 92694  
 (877) 327-3485

### Distribution Coverage/ Current FFO - YTD



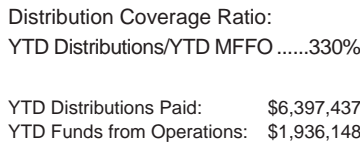
\*See Notes

### Distribution Coverage/ Historical FFO

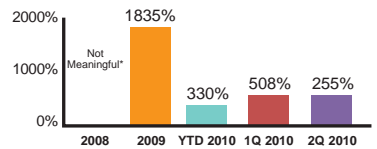


\*See Notes

### Distribution Coverage/ Current MFFO - YTD

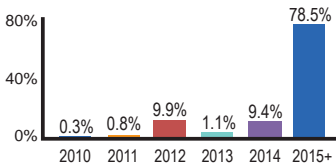


### Distribution Coverage/ Historical MFFO



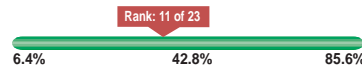
\*See Notes

### Debt Maturity

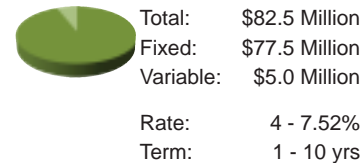


### Current Debt Ratio

Debt to Real Estate Assets Ratio: .....39.7%

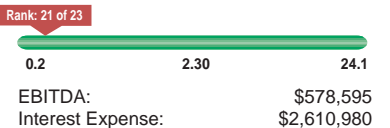


### Debt Breakdown



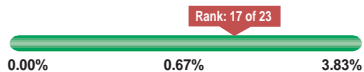
### Interest Coverage Ratio

YTD Interest Coverage Ratio: .....0.22



### Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: .....1.58%



Redemptions Year to Date: 114,999  
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.