

Nontraded REIT Industry Review: Second Quarter 2011



Strategic Storage Trust, Inc.

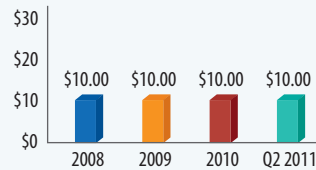
Total Assets.....	\$423.3 Million
Real Estate Assets	\$380.2 Million
Cash	\$14.6 Million
Securities	\$0.0 Million
Other	\$28.5 Million



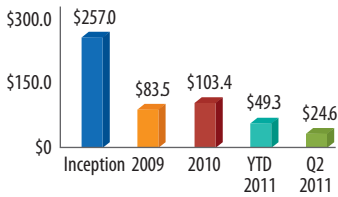
Initial Offering Date:	March 17, 2008
Number of Months Fundraising:	36
Anticipated Offering Close Date:	September 17, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	3.4%
Asset Type:	Storage
Number of Properties:	72
Square Feet / Units / Rooms / Acres:	5.9 million sq. ft.
Percent Leased:	78.2%
LifeStage:	Growth

Historical Price



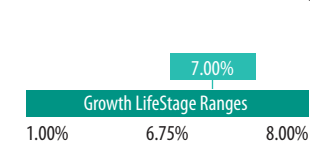
Gross Dollars Raised*



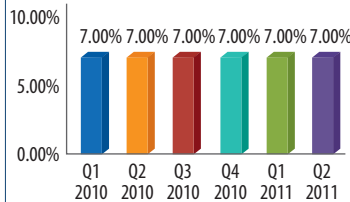
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



Historical Distribution

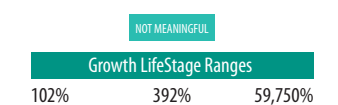


Contact Information

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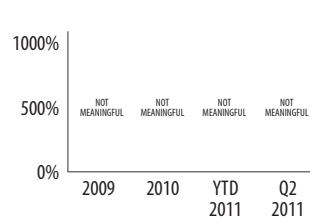
Year to Date FFO Payout Ratio

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



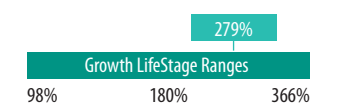
YTD Distributions Paid: ... \$9,844,877
 YTD FFO: ... (\$319,684)

Historical FFO Payout Ratio



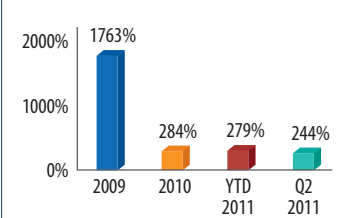
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ...279%

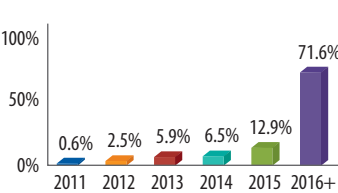


YTD Distributions Paid: ... \$9,844,877
 YTD MFFO: ... \$3,533,501
 *BVP estimated MFFO – see notes

Historical MFFO Payout Ratio

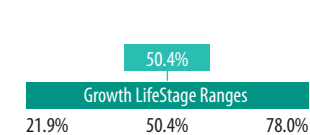


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 50.4%

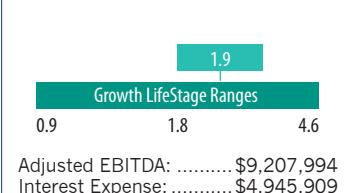


Debt Breakdown

Total:	\$213.4 Million
Fixed:	\$206.2 Million
Variable:	\$7.2 Million
Rate:	4 – 6.50%
Term:	1 – 10 yrs

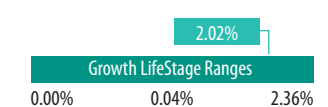
Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.9



Redemptions

Ratio of Shares Redeemed to Wtd.
 Avg. Shares Outstanding:2.02%



Redemptions Year to Date: ... 439,000
 Wtd. Avg. Shares Outstanding
 as of 12/31/10: 21,706,053

Lease Expirations



Notes

- The Company acquired 11 storage facilities during the second quarter for \$45 million.
- As of June 30, 2011, the Company owned self storage facilities located in 17 states and Canada.
- The weighted average capitalization rate at acquisition for the 72 self storage facilities owned as of June 30, 2011 was approximately 7.65%.
- The Company's Debt to Total Assets Ratio increased to 50.4% for 2Q 2011 compared to 39% for the year ending 2010.
- The Company did not report MFFO for 1Q 2011. MFFO is a Blue Vault estimate.
- See additional notes on page 84 for information regarding the source of distributions.