



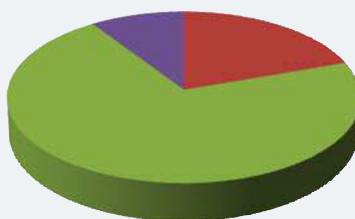
Data as of September 30, 2010

**BlueVault**  
PARTNERS, LLC

## Strategic Storage Trust, Inc.

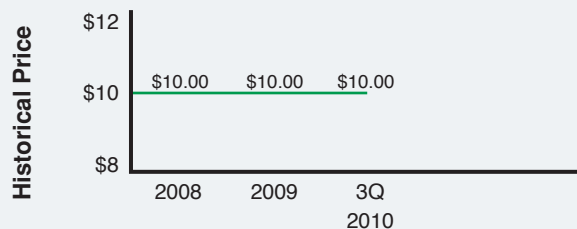
### Portfolio Details:

Total Assets	\$289.0 Million
Real Estate Assets	\$212.3 Million
Cash	\$56.9 Million
Securities	\$0.0 Million
Other	\$19.8 Million

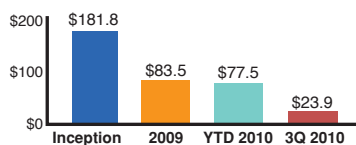


Initial Offering Date:	March 17, 2008
Number of Months Fundraising:	27
Anticipated Offering Close Date:	March 17, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	19.7%
Asset Type:	Storage
Number of Properties:	35
Square Feet / Units / Rooms / Acres:	3.0 million sq. ft.
Percent Leased:	78.6%



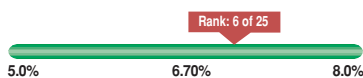
### Gross Dollars Raised\*



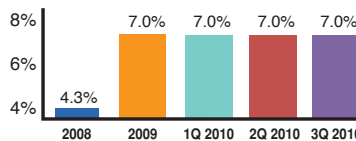
\*Includes reinvested distributions (in millions).

### 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

### Year to Date FFO Payout Ratio

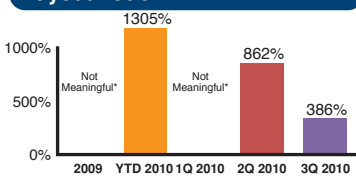
FFO Payout Ratio:  
 YTD Distributions/YTD FFO: .....1305%

Rank: 15 of 25

107%      224%      4322%

YTD Distributions Paid:      \$10,325,283  
 YTD Funds from Operations:      \$791,401

### Historical FFO Payout Ratio



\*See Notes

### Year to Date MFFO Payout Ratio

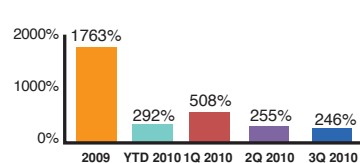
MFFO Payout Ratio:  
 YTD Distributions/YTD MFFO .....292%

Rank: 16 of 25

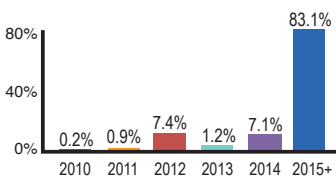
78%      138%      589%

YTD Distributions Paid:      \$10,325,283  
 YTD Funds from Operations:      \$3,534,209

### Historical MFFO Payout Ratio

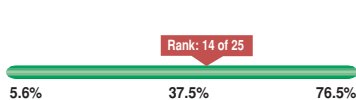


### Debt Maturity



### Current Debt Ratio

Debt to Total Assets Ratio: .....39.8%



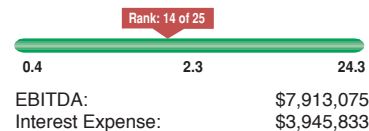
### Debt Breakdown

Total: \$115.1 Million  
 Fixed: \$110.1 Million  
 Variable: \$5.0 Million

Rate: 4 - 6.50%  
 Term: 2 - 10 yrs

### Interest Coverage Ratio

YTD Interest Coverage Ratio: .....2.0



### Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: .....3.49%

Rank: 19 of 25

0.00%      1.46%      18.82%

Redemptions Year to Date:      253,712  
 Wtd. Avg. Shares  
 Outstanding as of 12/31/09:      7,272,042

### Lease Expiration

Not Reported

**NOTES:** For the period ending June 30, 2010, EBITDA for the Company was incorrectly reported as \$578,595. However, for the year to date period ending June 20, 2010, EBITDA should have been reported as \$2.78 million resulting in a year to date Interest Coverage Ratio of 1.11 for the second quarter. 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.