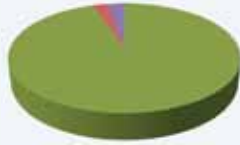


Nontraded REIT Industry Review: Fourth Quarter 2011



Strategic Storage Trust, Inc.

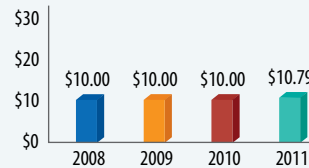
Total Assets.....	\$550.4 Million
Real Estate Assets	\$521.3 Million
Cash	\$13.2 Million
Securities	\$0.0 Million
Other	\$15.9 Million



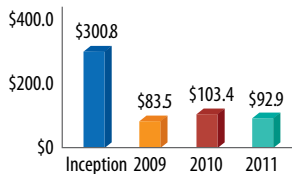
Initial Offering Date:	March 17, 2008
Number of Months Fundraising:	45
Anticipated Offering Close Date:	September 22, 2013
Current Price per Share:	\$10.79
Reinvestment Price per Share:	\$10.25

Cash to Total Assets Ratio:	2.4%
Asset Type:	Storage
Number of Properties:	91
Square Feet / Units / Rooms / Acres:	7.5 Million Sq. Ft.
Percent Leased:	77.3%
LifeStage.....	Stabilizing
Investment Style	Core

Historical Price



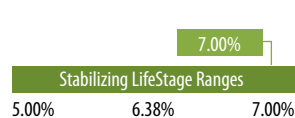
Gross Dollars Raised*



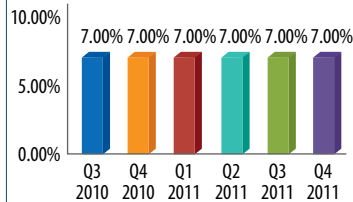
*Includes reinvested distributions (in millions)

Current Distribution

Current Distribution Yield: ... 7.00%



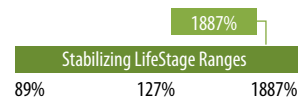
Historical Distribution



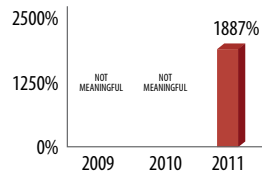
Contact Information

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:..... 1887%YTD Distributions Paid:.. \$21,357,389
YTD FFO: \$1,131,738

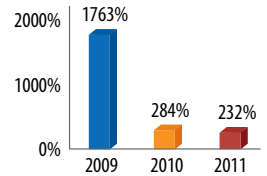
Historical FFO Payout Ratio



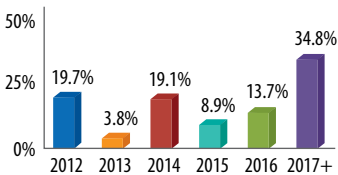
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO: ...232%YTD Distributions Paid: ...\$21,357,389
YTD MFFO:\$9,193,139
*Company reported MFFO – see notes

Historical MFFO Payout Ratio

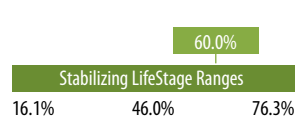


Debt Maturity

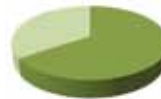


Current Debt Ratio

Debt to Total Assets Ratio: ... 60.0%



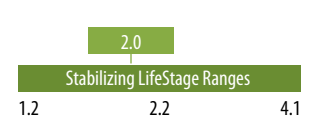
Debt Breakdown



Total:\$330.0 Million
 Fixed:\$216.4 Million
 Variable:\$113.7 Million
 Avg. Wtd. Rate:5.60%
 Term:1 – 10 yrs

Interest Coverage Ratio

YTD Interest Coverage Ratio: 2.0

Adjusted EBITDA:\$22,570,336
Interest Expense:\$11,494,708

Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:..... 3.18%Redemptions Year to Date: ... 993,301
Wtd. Avg. Shares Outstanding
as of 12/31/11: 31,243,109

Lease Expirations

Leases Are Month To Month

Trends and Items of Note

- In April 2012, the Company announced that the board of directors determined an estimated per share value of \$10.79 as of December 31, 2011 which will become the new offering price effective June 1, 2012. The new distribution reinvestment price will become \$10.25 on June 1, 2012.
- The Company acquired 13 storage facilities during the fourth quarter for \$85.7 million.
- The Company's Debt to Total Assets Ratio increased to 60.0% during the fourth quarter 2011 as is above the median for Stabilizing LifeStage REITs.
- The Company reported that its MFFO has been determined in accordance with the Investment Program Association ("IPA") definition of MFFO.
- See additional notes on page 75 for information regarding the source of distributions.