



StrategicStorageTrust, inc

2250 EL PASO , TEXAS

PROPERTY OVERVIEW



PROPERTY DETAILS

Address:	2250 Joe Battle Blvd., El Paso, TX 79938
Year Built:	2004
Total Units:	432
Net Rentable:	60,500 sq. ft.
Acres:	3.48

PROPERTY OVERVIEW

The property is an existing self-storage facility, located at 2250 Joe Battle Boulevard, El Paso, Texas which consists of five, one-story buildings and one, two-story building. Built in 2004, the property incorporates 432 self-storage units, leasing office, two-story apartment, climate controlled units, integrated panel for key pad entry, surveillance cameras, concrete and asphalt paving and mature landscaping.

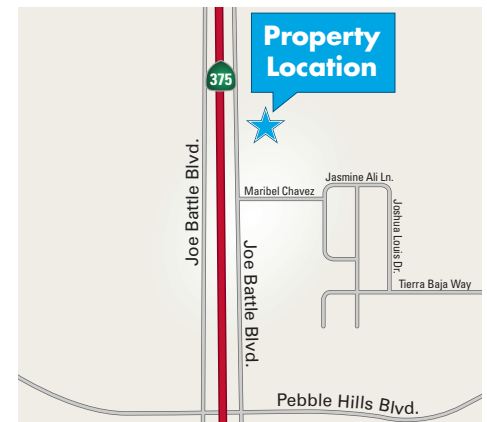
LOCATION

This facility is located on the eastern line of Joe Battle Boulevard, north of Pebble Hills Boulevard in the eastern portion of El Paso. The neighborhood is situated approximately twenty miles east of the El Paso Central Business District

and ten miles east of the El Paso International Airport. The area is bound by Montana Avenue to the north, IH 10 to the south, Lee Trevino Drive to the west and Joe Battle (Loop 375) to the east. Throughout the area, transit links are good. The property is located approximately five miles north of I-10, which links El Paso to Las Cruces, New Mexico to the northwest and San Antonio to the southeast.

East El Paso is an established area which includes a variety of property uses, a large portion of this being single family residential, and is one of three major growth corridors of El Paso that accounts for a significant percentage of the city's growth. Fort Bliss, covering more than 1.1 million acres, exerts a significant influence in the local area. It is the largest

Air Defense Artillery Training Center in the world and is home to four air defense artillery brigades.



This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. Only the Prospectus makes such an offer. This literature must be read in conjunction with the Prospectus in order to fully understand all of the implications and risks of the offering of securities to which it relates. Please read the Prospectus in its entirety before investing for complete information and to learn more about the risks associated with this offering. Some of the more significant risks include the following: our limited operating history and "blind pool" nature of the offering; this is a "best efforts" offering and some or all of our shares may not be sold; absence of a public market for the shares and lack of liquidity; as of December 31, 2011, our accumulated deficit was approximately \$43 million, and we do not anticipate that our operations will be profitable in the near term; dependence on our advisor to select investments and conduct operations; payment of significant fees and expenses to our advisor and its affiliates, which will reduce cash available for investment and distribution; conflicts of interest among us and our advisor and its affiliates; we may borrow funds, issue new securities or sell assets to make distributions, some of which may constitute a return of capital, and we are not prohibited from undertaking such activities by our governing documents; because of our focus on self storage, adverse conditions in this industry would likely have a greater adverse impact on our rental revenues; our board of directors may change any of our investment objectives, including our focus on self storage; we may incur substantial debt; and we may fail to remain a REIT if we breach covenants under our loans with KeyBank National Association, we could be held in default under such loans, which could accelerate our repayment date. Future distribution declarations are at the sole discretion of our board of directors and are not guaranteed. Since our inception, our cumulative distributions have exceeded cumulative GAAP earnings. We cannot assure you that we will achieve any of our investment objectives. No offering is made to New York residents except by a Prospectus filed with the Department of Law of the State of New York. The Attorney General of the State of New York has not passed on or endorsed the merits of this offering. Shares offered through: Select Capital Corporation (Member FINRA and SIPC)