

Quarterly Financial Update

November 29, 2012

Presented by

H. MICHAEL SCHWARTZ

President, CEO
Strategic Storage Trust, Inc.

Disclaimers and Risk Factors

Disclaimers

CAUTIONARY NOTE REGARDING FORWARD-LOOKING STATEMENTS

Certain statements contained in this material, other than historical facts, may be considered forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the “Securities Act”) and Section 21E of the Securities Exchange Act of 1934, as amended (the “Exchange Act”). We intend for all such forward looking statements to be covered by the applicable safe harbor provisions for forward-looking statements contained in Section 27A of the Securities Act and Section 21E of the Exchange Act, as applicable. Such statements include, in particular, statements about our plans, strategies, and prospects and are subject to certain risks and uncertainties, including known and unknown risks, which could cause actual results to differ materially from those projected or anticipated. Therefore, such statements are not intended to be a guarantee of our performance in future periods. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as “may,” “will,” “expect,” “intend,” “anticipate,” “estimate,” “believe,” “continue,” or other similar words. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date this report is filed with the Securities and Exchange Commission. We cannot guarantee the accuracy of any such forward looking statements contained in this material, and we do not intend to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise.

Any such forward-looking statements are subject to risks, uncertainties, and other factors and are based on a number of assumptions involving judgments with respect to, among other things, future economic, competitive, and market conditions, all of which are difficult or impossible to predict accurately. To the extent that our assumptions differ from actual results, our ability to meet such forward-looking statements, including our ability to generate positive cash flow from operations and provide distributions to stockholders, and our ability to find suitable investment properties, may be significantly hindered. All forward-looking statements should be read in light of the risks identified in our prospectus and supplements.

Risk Factors

- See our Form 10-K and recent Form 10-Q for specific risks associated with an investment in Strategic Storage Trust, Inc..
- As of September 30, 2012, our accumulated deficit was approximately \$58 million, and our operations will not be profitable in 2012.
- No public market currently exists for shares of our common stock and we may not list our shares on a national securities exchange before three to five years after completion of this offering, if at all. It may be difficult to sell your shares. If you sell your shares, it will likely be at a substantial discount.
- We have paid distributions from sources other than our cash flows from operations, including from the net proceeds from our initial public offering. We are not prohibited from undertaking such activities by our charter, bylaws or investment policies, and we may use an unlimited amount from any source to pay our distributions. Until we generate operating cash flows sufficient to pay distributions to you, we may pay distributions from the net proceeds of this offering or from borrowings in anticipation of future cash flows. We also may be required to sell assets or issue new securities for cash in order to pay distributions. Any such actions could reduce the amount of capital we ultimately invest in assets and negatively impact the amount of income available for future distributions.
- We have no employees and must depend on our advisor to select investments and conduct our operations, and there is no guarantee that our advisor will devote adequate time or resources to us.
- Our board of directors may change any of our investment objectives, including our focus on self storage facilities.
- We will pay substantial fees and expenses to our advisor, its affiliates and participating broker-dealers, which will reduce cash available for investment and distribution.
- There are substantial conflicts of interest among us and our sponsor, advisor, property manager and dealer manager.
- We may fail to remain qualified as a REIT, which could adversely affect our operations and our ability to make distributions.
- We may incur substantial debt, which could hinder our ability to pay distributions to our stockholders or could decrease the value of your investment.
- 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.
- We encourage you to review our SEC filings at www.sec.gov.



Strategic Storage Trust, Inc.

About Us

- First and only publicly registered non-traded REIT focused on self storage
- Sponsor was ranked 7th in Mini-Storage Messenger's Top Operators List in 2012
- As of 11/5/12, SSTI wholly owns 108 properties in 17 states and Ontario, Canada with approximately 70,000 units and approximately 8.7 million rentable square feet

Agenda

- Property Performance Highlights
- Financial Snapshot
- Acquisition Update
- Strategic Vision



Property Performance Highlights

- Cash Flow from Operations

\$1.2 million for nine months ending 9/30/2011

\$6.4 million for nine months ending 9/30/2012

↑ 435%

- IPA Modified Funds From Operations

↑ 172% increase in 3Q 2012 vs. 2Q 2012

- Same Store Performance

↑ Revenues

↑ Net Operating Income

Property Performance Highlights

Same Store Performance

- Third Quarter 2012 vs. 2011

Revenues  5.5%

Net Operating Income  8.5%

Number of Facilities 72

Occupancy	83%		
	2012	vs.	79%
			2011

Property Performance Highlights

Same Store Performance

- Nine months ended September 2012 vs. 2011

Revenues  5.4%

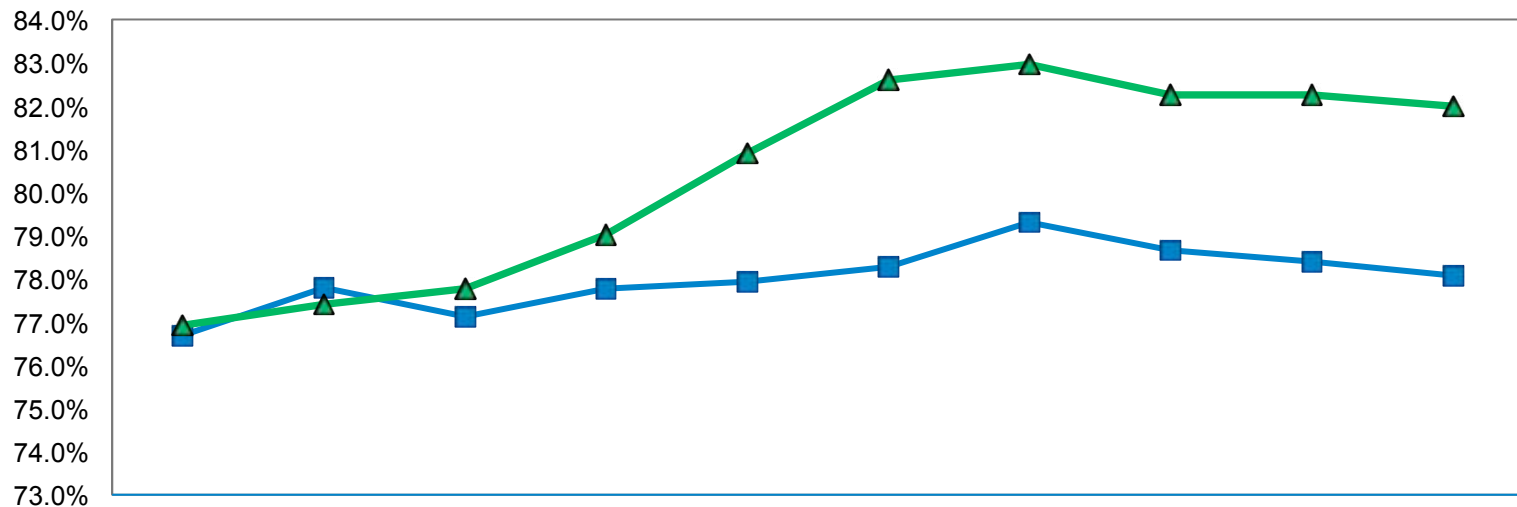
Net Operating Income  8.8%

Number of Facilities 46

Occupancy	2012	vs.	2011
	80%		76%

Property Performance Highlights

January - October 2012 Same Store Occupancy



	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12
■ 2011 Occ Sq Ft (%)	76.7%	77.8%	77.1%	77.8%	77.9%	78.3%	79.3%	78.7%	78.4%	78.1%
▲ 2012 Occ Sq Ft (%)	76.9%	77.4%	77.8%	79.0%	80.9%	82.6%	83.0%	82.2%	82.3%	82.0%

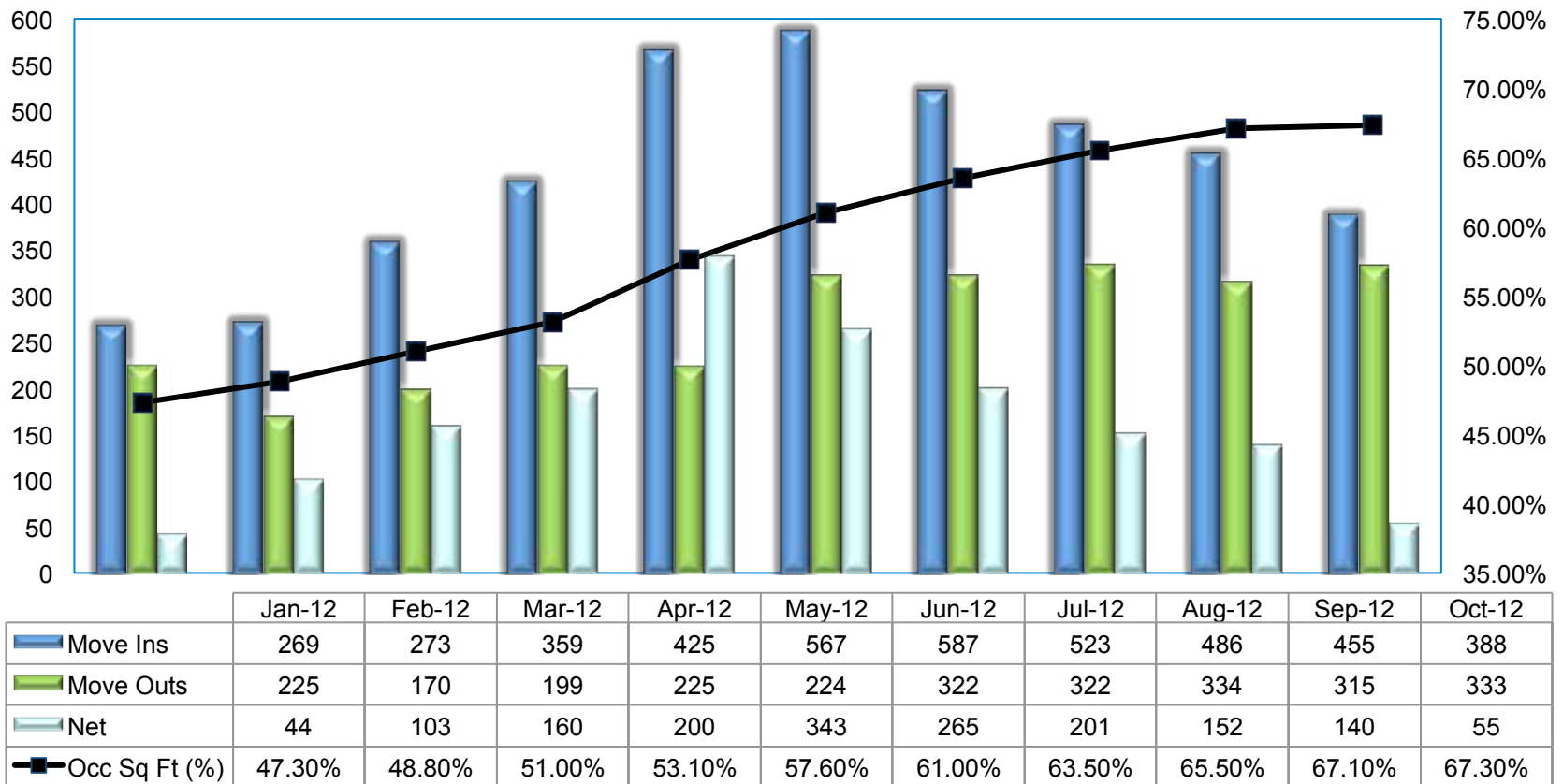
* Note: Highest occupancy achieved in 2011 was 79.3% on 7/31/11

Same Store: Jan - 45 stores, Feb thru Mar – 55 stores, Apr thru Jun– 60 stores, Jul - 71 stores, Aug - 75 stores, Sep thru Oct– 76 stores

Chart does not contain Canadian properties.

Property Performance Highlights

Former Homeland Stores January - October 2012



Agenda

- Property Performance Highlights
- **Financial Snapshot**
- Acquisition Update
- Strategic Vision



Financial Snapshot

- Balance Sheet Debt
 - ✓ Lower leverage
 - ✓ Less short term debt
 - ✓ Lower interest rates



Financial Snapshot

Balance Sheet Debt

- \$28 million bridge loan with KeyBank fully paid off
- Leverage decreased from 60% at 12/31/2011 to 53.2% as of 9/30/2012
- KeyBank credit facility – refinanced \$27 million of the loan to longer term at a lower interest rate – 4.65%

Financial Snapshot

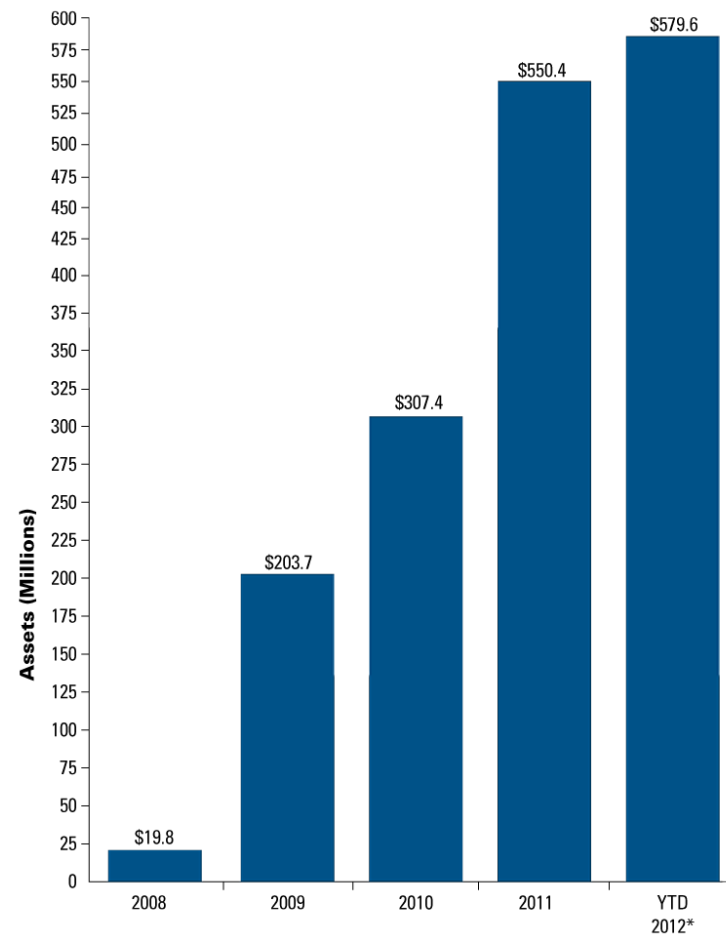
Short Term Debt – *Principal Payment Requirements*

	As of December 31, 2011	As of March 31, 2012	As of June 30, 2012	As of September 30, 2012
2012	\$65,286,402	\$58,366,439	\$45,626,812	\$4,165,030
2013	\$12,655,577	\$12,820,529	\$12,621,142	\$19,687,374
Total	\$77,941,979	\$71,186,968	\$58,247,954	\$23,852,404



Financial Snapshot

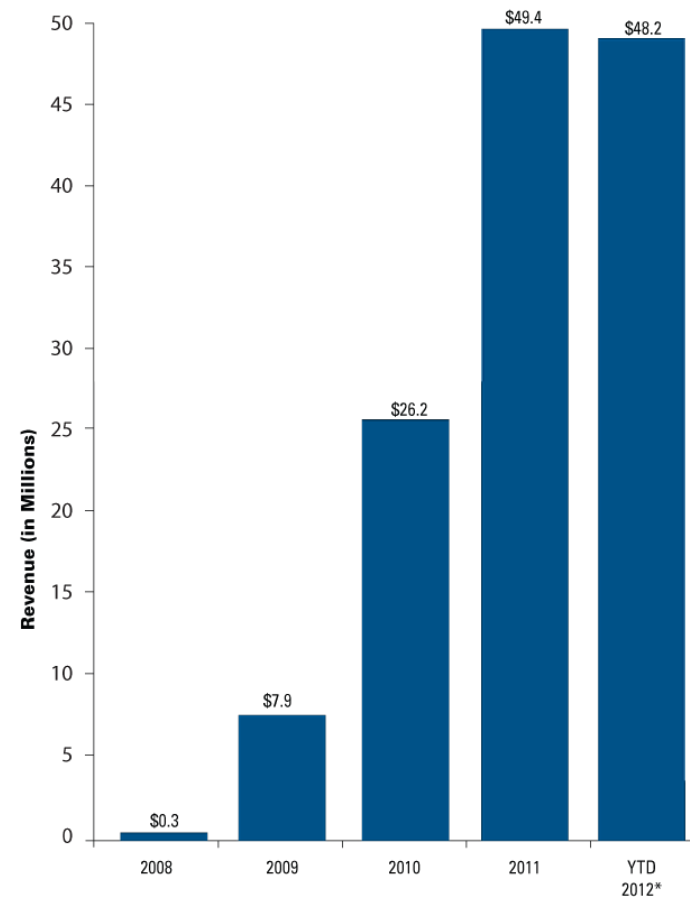
Total Assets by Year



*YTD as of 9/30/12

Financial Snapshot

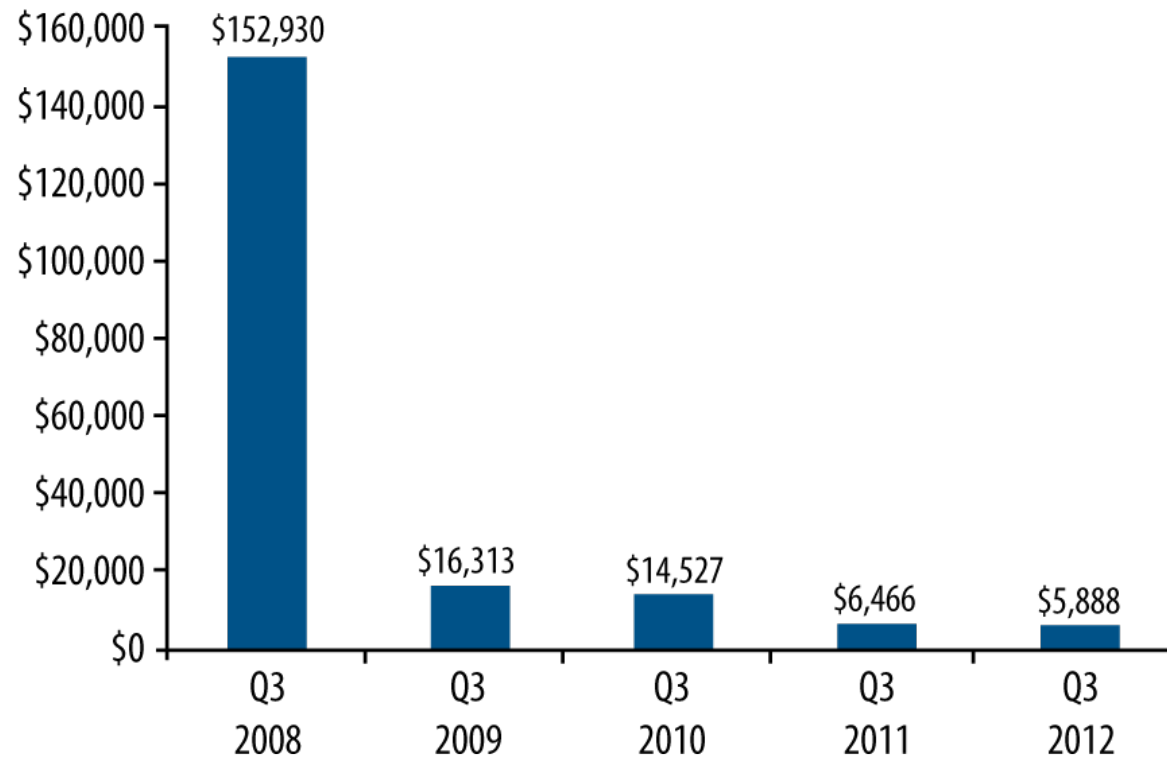
Total Revenues by Year



*YTD as of 9/30/12

Financial Snapshot

G&A Per Property by Quarter



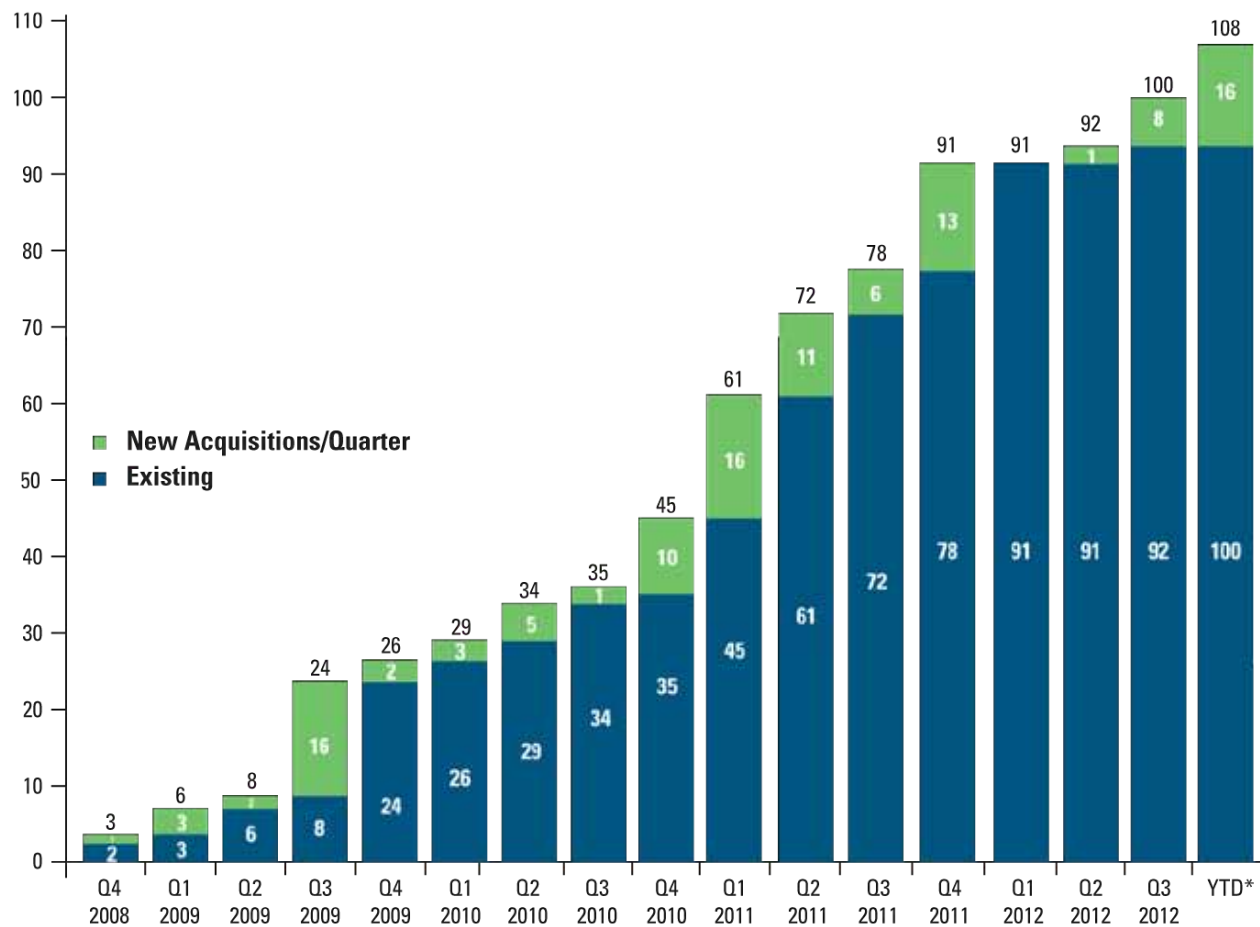
Agenda

- Property Performance Highlights
- Financial Snapshot
- **Acquisition Update**
- Strategic Vision



Acquisition Update

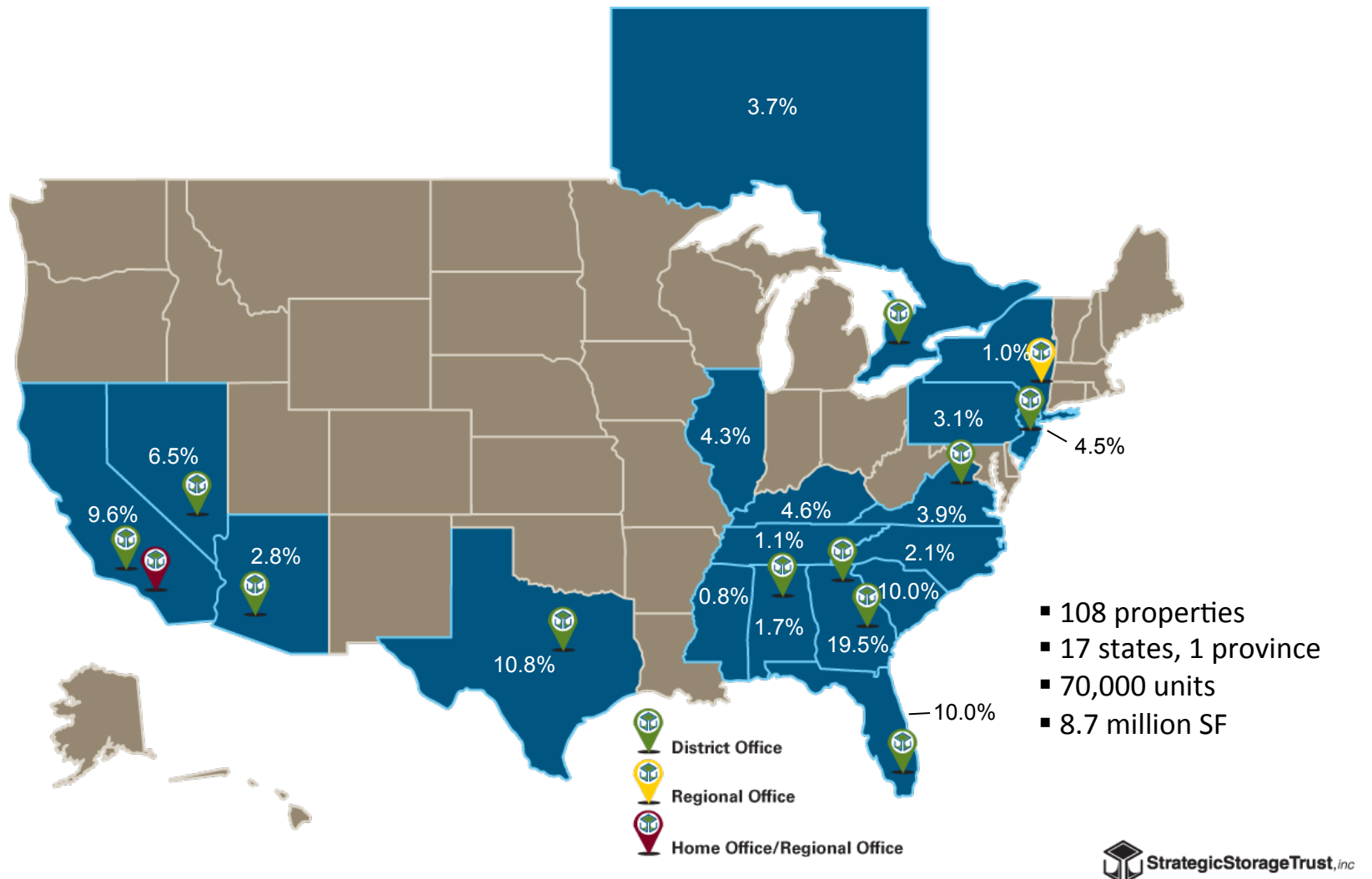
Wholly-Owned Properties by Quarter



*As of November 5, 2012

Acquisition Update

Rentable Square Feet by State (as of 11/5/12)



Acquisition Update

Third Quarter Acquisitions

Property	State	Total
Savannah I	Georgia	\$2,600,000
Savannah II	Georgia	\$2,300,000
Columbia	South Carolina	\$2,700,000
Lexington I	South Carolina	\$2,000,000
Stuart I	Florida	\$2,500,000
Lexington II	South Carolina	\$4,300,000
Stuart II	Florida	\$3,100,000
Bluffton	South Carolina	\$5,500,000
Total		\$25,000,000

Acquisition Update

Fourth Quarter Acquisitions

Property	State	Total
Wilmington Island	Georgia	\$8,100,000
Myrtle Beach	South Carolina	\$3,300,000
Mt. Pleasant I	South Carolina	\$3,000,000
Charleston I	South Carolina	\$3,000,000
Charleston II	South Carolina	\$3,300,000
Mt. Pleasant II	South Carolina	\$6,700,000
Charleston III	South Carolina	\$6,725,000
Mt. Pleasant III	South Carolina	\$16,000,000
Total		\$50,125,000

Acquisition Update

Stockade Properties



4777 Highway 80,
E. Wilmington Island, Georgia

Units: 570
Year: 1999
Net Rentable: 69,400 SF
Acres: 3.48



3015 Ricks Industrial Park Dr.,
Myrtle Beach, South Carolina

Units: 480
Year: 2002
Net Rentable: 73,300 SF
Acres: 8.18



1117 Bowman Rd.,
Mt. Pleasant, South Carolina

Units: 390
Year: 1989
Net Rentable: 41,000 SF
Acres: 3.54

Acquisition Update

Stockade Properties



2343 Savannah Hwy.,
Charleston, South Carolina

Units: 390
Year: 1975/1988/2001
Net Rentable: 46,700 SF
Acres: 2.31



1533 Ashley River Rd.,
Charleston, South Carolina

Units: 430
Year: 1992
Net Rentable: 46,400 SF
Acres: 2.96



1904 Hwy. 17 N.,
Mt. Pleasant, South Carolina

Units: 590
Year: 1995
Net Rentable: 63,600 SF
Acres: 5.04

Acquisition Update

Stockade Properties



1951 Maybank Hwy.,
Charleston, South Carolina

Units: 570
Year: 1986/1996
Net Rentable: 66,300 SF
Acres: 3.88



1108 Stockade Ln.,
Mt. Pleasant, South Carolina

Units: 1,370
Year: 1997/2007
Net Rentable: 195,100 SF
Acres: 11.70

Agenda

- Property Performance Highlights
- Financial Snapshot
- Acquisition Update
- **Strategic Vision**



Strategic Vision

- Continued Revenue Growth
 - Occupancy Growth
 - Rental Rate Growth
 - Ancillary Sales







Strategic Vision

- Stabilized Properties
 - 70% occupancy
 - More predictable income
- Lease-Up Properties
 - Occupancy below 70%
 - Greater opportunity for growth

Stabilized + Lease Up Properties
=
Income + Growth
=
Stockholder Value

Strategic Vision

PUBLICLY TRADED SELF STORAGE REITS

	Market Cap ⁽¹⁾
	\$24.81 (Billion)
	\$3.72 (Billion)
	\$1.83 (Billion)
	\$1.73 (Billion)

PUBLIC NON-TRADED SELF STORAGE REIT



StrategicStorageTrust,inc

(1) Bloomberg 11/20/2012



Questions?

Recap

- Property Performance
 - *Strategy is Working*
- Financials
 - *Debt-Lower Interest Rates, Longer Terms*
- Acquisitions
 - *Strong Assets in Key Locations*
- Vision
 - *We are on Path*

Quarterly Financial Update

November 29, 2012

Presented by

H. MICHAEL SCHWARTZ

President, CEO
Strategic Storage Trust, Inc.