



StrategicStorageTrust, Inc

BALLSTON SPA, NEW YORK

PROPERTY OVERVIEW



PROPERTY DETAILS

Address:	75 Brookline Road Ballston Spa, New York
Year Built:	2002
Total Units:	690
Net Rentable:	82,800 sq. ft.
Acres:	10.4

PROPERTY OVERVIEW

The property is located on Brookline Road in Ballston Spa, New York, and was constructed in 2002. The facility is comprised of 82,800 square feet of rentable space in 690 units, all situated on 10.4 acres. There are fourteen single story buildings as well as 16 spaces available for RV parking, and an apartment for an on site manager. Amenities include surveillance cameras, climate controlled units, keypad entry.

LOCATION

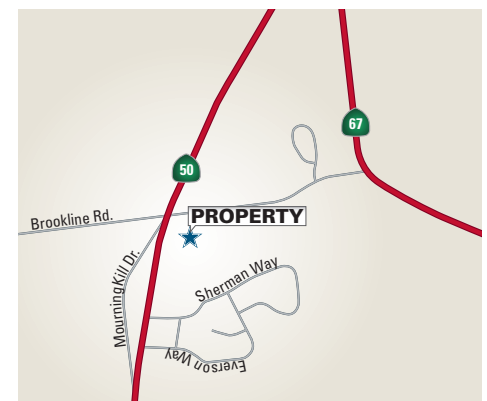
Ballston Spa is located within Saratoga County, New York, and is considered to be within the Albany-Schenectady-Troy MSA. The central point of this metropolitan area is Albany, which is located approximately 136 miles north of New York City (NYC) and is the fourth largest MSA in the state. Albany is also the state capital and this provides a major government presence in the MSA. This also makes the government the largest employer in

the area and typically gives Albany stability. Its position on the Hudson River provides the city with a major port for trade. Albany also has a large private education and health care sector, with its largest employers being Albany Medical Center, the Golub Corporation, and the University at Albany.

Ballston Spa is a village which sits in the southwestern section of Saratoga County with a population around 5600 people. The village was first settled in 1771, and was once famous for its mineral water springs which were used for healing. Many different areas of the village have shown up in numerous motion picture films, and is the birth place of Abner Doubleday, the supposed inventor of Baseball.

The Ballston Spa property sits along Saratoga Road and receives great visibility from its location. Saratoga Road runs through a primarily residential area with some commercial uses as well. To the south and west of the property are

gas stations. To the south, east, and north of the location is residential neighborhoods and just further south is the Corporate Technology Park, an office and industrial park. The property is an attractive self-storage facility that is easily accessible and surrounded by complimentary uses.



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)