StrategicStorageTrust, *inc*

CRESCENT SPRINGS KENTUCKY

PROPERTY DETAILS

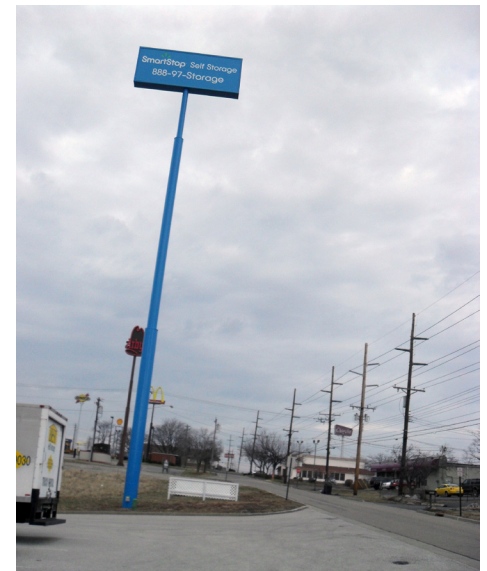|	
Address:	2526 Ritchie Street Crescent Springs, Kentucky
Year Built:	1999
Total Units:	344
Net Rentable:	48,635 sq. ft.
Acres:	2.59

PROPERTY OVERVIEW

This property consists of four one-story and two two-story buildings on 2.59 acres with 344 units offering 48,635 square feet of leasable space. The original construction was completed in 1999 with additional construction completed in 2003. The property is located five miles south of Cincinnati (within the greater Cincinnati metropolitan area) in a commercial neighborhood on the north side of Interstate 71/75. The signage has visibility from the main thoroughfare and interstate highway.

LOCATION

Crescent Springs is within the Cincinnati metro area. Within a 3 mile radius of the property the 2008 population estimate was 54,924, with an average household income of $87,065 (median of $64,579) which ranks the area above the nationwide average. Residential properties are located in the neighborhood to the north, and to the south of the highway. Nearby businesses include retail, fast food and auto related services as well as some small retail and light industrial uses and other facilities serving the local residents. Other vacant sites in the area could be developed in the future with additional retail or business related uses.

The greater Cincinnati metropolitan area encompasses Northern Kentucky, Southeast Indiana and Southwest Ohio. According to 2007 estimates it is the 24th largest US metropolitan area with a population of more than 2 million. The area is surrounded by three of the nation's major interstate systems – I-75, I-71 and I-74. The Cincinnati region ranks in the nation's Top 10 markets for Fortune 500 headquarters per million residents and has a high concentration of companies in a number of key industries, including aerospace, automotive, biotechnology, brand design & creative services, chemistry, financial services, IT services and consumer goods.