

STRATEGIC STORAGE TRUST, INC.
LAUNCHES INTO THE INTERNATIONAL MARKETPLACE



Toronto, Canada

Strategic Storage Trust, Inc. purchases its first international self storage property in Toronto, Canada.

The high quality, two-story property is located just north of downtown Toronto in the densely populated North York area, home to York University which has more than 50,000 students. It is conveniently situated near the corner of Dufferin Street and Finch Avenue, a major arterial thoroughfare, and is surrounded by a mix of high-rise office buildings, apartments, big box retailers and industrial businesses. It is a state-of-the-art facility, featuring climate-controlled units, the latest security systems and amenities, plus a large drive-in loading area.

Property Highlights

- 1,060 Units
- 110,000 Rentable SF
- Climate-controlled Interior Units
- Rentable Parking Spots
- Drive-in Loading Bay

“We believe there are many international opportunities in self storage and this property in Toronto represents our first”

– H. Michael Schwartz, Chairman and CEO

Demographics	3 Mile Radius	5 Mile Radius	Greater Toronto
Population	259,000	609,000	5,600,000

For more information, contact the SSTI Sales Desk at **877-32REIT5 (877.327.3485)**

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)

SSTI IV 2001.1