



## **FOR IMMEDIATE RELEASE**

# **STRATEGIC CAPITAL HOLDINGS, LLC NAMED ONE OF THE SELF-STORAGE TOP 10 OPERATORS IN THE NATION**

### **Prominent Industry Magazine Just Released the 2011 Top Operators List**

**LADERA RANCH, Calif.** – September 20, 2011 – Strategic Capital Holdings, LLC (SCH), a global diversified real estate company and sponsor of Strategic Storage Trust, Inc. (SSTI), was ranked #10 in Mini Storage Messenger’s “2011 Top Operators” listing - published in the September 2011 issue. Mini Storage Messenger is one of the top self-storage magazines in the United States offering feature articles on the most timely industry topics and trends. SCH climbed three spots from #13 in 2010, reflecting its 58 percent growth in rentable square feet.

“We are extremely honored to be recognized as one of the top ten self-storage operators by such a prestigious magazine,” said H. Michael Schwartz, SCH’s President. “It is our goal to keep our investment momentum going by actively pursuing properties located throughout the U.S. and beyond.”

In 2008, SCH launched SSTI - the first and only publicly registered non-traded REIT specializing in the self-storage industry. SSTI’s portfolio currently includes approximately 52,000 self-storage units and 6.4 million rentable square feet of storage space. SSTI’s portfolio of wholly-owned properties has expanded to include 78 properties in 17 states and Canada.

#### **About Strategic Capital Holdings, LLC and Strategic Storage Trust, Inc.**

Strategic Capital Holdings, LLC is the sponsor of Strategic Storage Trust, Inc. (SSTI) and has a portfolio of self storage facilities which includes approximately 59,000 units and 7.6 million rentable square feet. SSTI is the first and only self-storage REIT in the public non-traded REIT marketplace. SSTI is one of five publicly registered self-storage REITs in the United States and is one of the fastest growing self-storage REITs nationwide. The Strategic Storage Trust management team is comprised of industry veterans with extensive institutional experience in the acquisition and property management of self-storage properties. The REIT’s storage facilities are being branded as SmartStop™ Self Storage throughout the country. Its portfolio includes approximately 52,000 self-storage units and 6.4 million rentable square feet of storage space.

For more information about SSTI, please call 949-429-6600 or visit [www.strategicstoragetrust.com](http://www.strategicstoragetrust.com)

To view our properties and locations or to find a nearby storage facility, visit [www.smartstopselfstorage.com](http://www.smartstopselfstorage.com)

This press release may contain certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. 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. Because such statements include risks, uncertainties and contingencies, actual results may differ materially from the expectations, intentions, beliefs, plans or predictions of the future expressed or implied by such forward-looking statements. These risks, uncertainties and contingencies include, but are not limited to: uncertainties relating to changes in general economic and real estate conditions; uncertainties relating to the implementation of our real estate investment strategy; uncertainties relating to financing availability and capital proceeds; uncertainties relating to the closing of property acquisitions; uncertainties relating to the public offering of our common stock; uncertainties related to the timing and availability of distributions; and other risk factors as outlined in the Company’s prospectus, as amended from time to time. This is neither an offer nor a solicitation to purchase securities.