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STRATEGIC CAPITAL HOLDINGS, LLC RISES TO BECOME THE 13TH TOP SELF STORAGE OPERATOR IN THE NATION

National Self Storage Magazine Just Released the 2010 Top Operator's List

LADERA RANCH, Calif. – September 14, 2010 – Strategic Capital Holdings, LLC (SCH), a diversified real estate company, was ranked #13 in Mini-Storage Messenger's 2010 Top Operator's List – September issue, which honors the Top 100 Self Storage Operators across the U.S. SCH currently manages 57 self-storage facilities stretching across 16 states and is the sponsor of Strategic Storage Trust, Inc. (SSTI) – the first and only publicly registered non-traded REIT specializing in the self storage industry. The company climbed nine spots higher on the list from #22 in 2009, reflecting its 33 percent growth in rentable square feet.

“We are honored and proud to be recognized by one of the top self storage publications in the nation and to be ranked #13 is the icing on the cake,” said H. Michael Schwartz, SCH's president and CEO. “Given the challenging economic climate and turbulent credit markets, we are delighted with our continued growth.”

The magazine notes that despite the credit crunch that has caused many self-storage operators to put expansion plans on hold, some companies have closed major transactions and enhanced their portfolios. “These 100 operators have shown that determination and ingenuity can propel your business forward in even the most turbulent times,” it said.

Schwartz founded SCH back in July 2004. In just six years, he has amassed a portfolio of more than 6.3 million square feet of commercial real estate with a combined market value of more than \$685 million.

SCH and SSTI's combined portfolio offers self-storage facilities located in Alabama, Arizona, California, Florida, Georgia, Hawaii, Kentucky, Mississippi, Nevada, New Jersey, North Carolina, Pennsylvania, South Carolina, Tennessee, Texas and Virginia.

About Strategic Capital Holdings LLC

Strategic Capital Holdings LLC (SCH) manages a growing portfolio of over 6.3 million square feet of commercial properties, including 4.9 million square feet of self storage facilities, with a combined market value of over \$685 million. SCH is the sponsor of the first and only public, non-traded REIT focused on self storage, Strategic Storage Trust, Inc. (SSTI) For more information, call 949-429-6600 or visit the SCH self storage rental website www.smartstopselfstorage.com.

About Mini-Storage Messenger Magazine

Since 1979, Mini-Storage Messenger has delivered the self storage industry's most important news and information. Each issue of Mini-Storage Messenger offers cover stories and feature articles on the most timely industry topics and trends. Monthly columns contributed by industry experts and accomplished business professionals address a wide range of topics including construction, development, security, facility operations, technology, legal issues and legislative updates. Additional information is available at www.ministoragemessenger.com