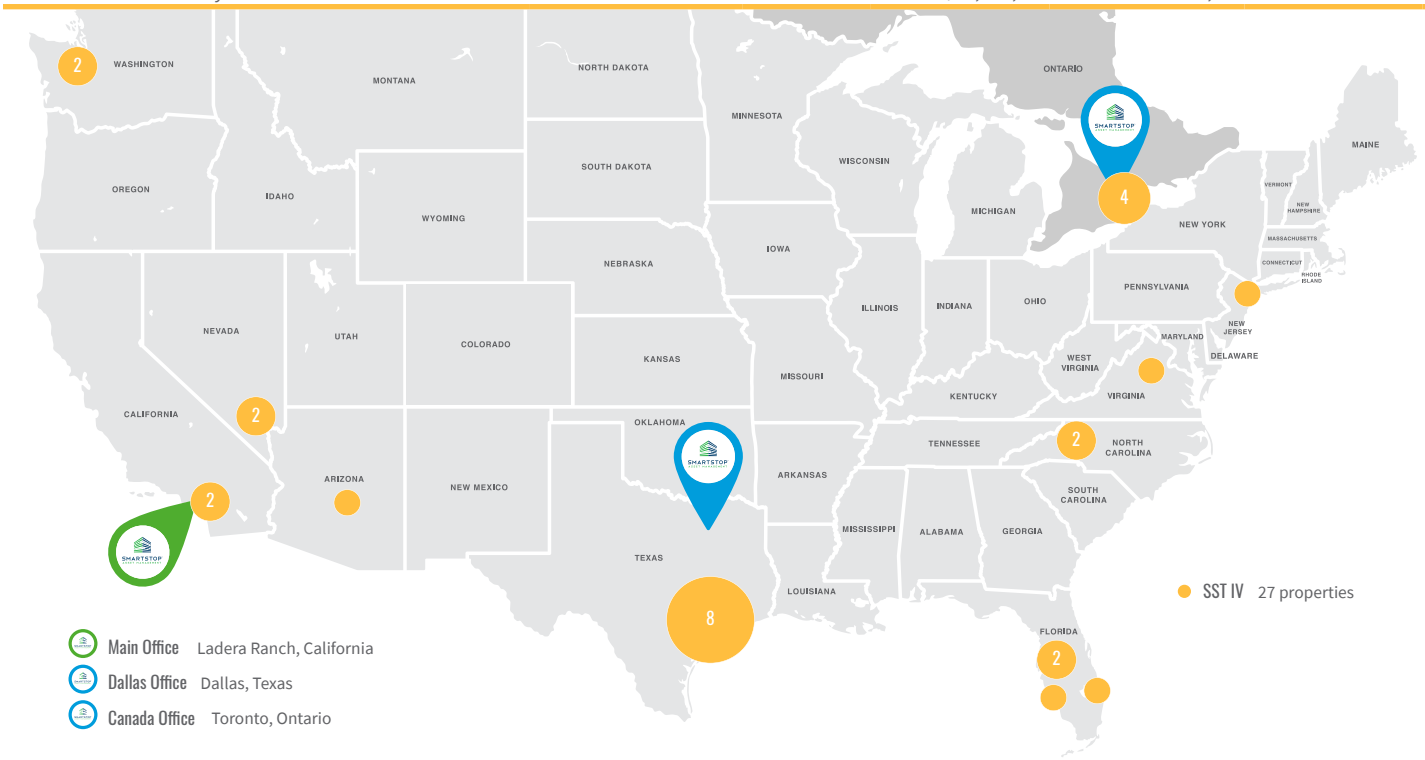
Strategic Storage Trust IV, Inc.

PORTFOLIO SUMMARY

CURRENT PORTFOLIO

ADDRESS	CITY	STATE	PURCHASE PRICE	APPROX. NRSF[1]	APPROX. UNITS[2]
13788 W Greenway Rd.	Surprise	AZ	$7,825,000	79,000	720
852 Metcalf St.	Escondido	CA	$18,000,000	96,500	1,150
3167 Van Buren Blvd.	Riverside	CA	$6,850,000	57,500	470
1105 NW Industrial Blvd.	Jensen Beach	FL	$4,950,000	67,000	600
275 Goodlette-Frank Rd. N.	Naples	FL	$27,250,000	77,900	700
1071 Marshall Farms Rd.	Ocoee	FL	$13,450,000	78,200	770
1610 Jim Johnson Rd.	Plant City	FL	$14,500,000	188,800	960
9800 Ardrey Kell Rd.	Charlotte	NC	$18,400,000	97,800	1,100
7307 University City Blvd.	Charlotte	NC	$11,900,000	78,700	810
99 Evergreen Ave.	Newark	NJ	$30,000,000	158,000	1,900
2555 W Centennial Pkwy.	North Las Vegas	NV	$12,800,000	76,500	640
8020 Las Vegas Blvd.	Las Vegas	NV	$9,150,000	55,000	580
9980 Airport Rd. (Under Development)[3]	Brampton	ONT	$1,850,000	-	-
145 Wicksteed Ave. (Under Development)[3]	North York	ONT	$3,500,000	-	-
642 Champlain Ave. (Under Development)[3]	Oshawa	ONT	$575,000	-	-
3600 Major MacKenzie Dr. (Under Development)[3]	Vaughan	ONT	$3,410,000	-	-
3101 Texas Ave. S	College Station	TX	$7,300,000	71,900	600
27236 Highway 290	Cypress	TX	$7,700,000	90,100	580
8415 Queenston Blvd	Houston	TX	$7,000,000	62,800	540
20535 W Lake Houston Pkwy.	Humble	TX	$7,400,000	116,100	670
23250 Westheimer Pkwy.	Katy	TX	$9,200,000	59,200	570
3730 Emmett F Lowry Expwy.	Texas City	TX	$7,960,000	60,000	480
3750 FM 1488	The Woodlands	TX	$10,000,000	83,700	610
7474 Gosling Rd.	The Woodlands	TX	$9,900,000	61,900	560
2307 Hydraulic Rd.	Charlottesville	VA	20,700,000	71,000	830
1401 N Meridian Ave.	Puyallup	WA	$13,600,000	98,000	830
23316 Redmond-Fall City Road NE	Redmond	WA	$11,500,000	48,000	350



PORTFOLIO TOTALS

Total Properties: **27**

Total Purchased: **$296,670,000**

Total NRSF: **1,933,600**

Total Units: **17,020**

1. Includes all rentable square feet consisting of storage units and parking units (approximately 190,000 square feet).
2. Includes all rentable units consisting of storage units and parking units (approximately 500 units).
3. Oshawa and North York are undeveloped parcels of land. The land is held in ventures with SmartCentres Real Estate Investment Trust, an unaffiliated third party. The joint ventures intend to develop a self storage facility on each parcel of land. Our ownership of each joint venture is 50%.

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RISK FACTORS

We are an "emerging growth company" under the federal securities laws and will be subject to reduced public company reporting requirements. Investing in our common stock involves a high degree of risk. You should purchase these securities only if you can afford a complete loss of your investment. See "Restrictions on Ownership and Transfer" beginning on page 145 to read about limitations on transferability. See "Risk Factors" beginning on page 24 to read about the risks you should consider before buying shares of our common stock. The most significant risks include the following:

- As of September 30, 2019, our accumulated deficit was approximately $13.1 million, and we anticipate that our operations will not be profitable in 2019.
- We have paid, and may continue to pay, distributions from sources other than our cash flows from operations, including from the net proceeds of our public offering and the private offering transaction. We are not prohibited from undertaking such activities by our charter, bylaws, or investment policies, and we may use an unlimited amount from any source to pay our distributions, and it is likely that we will continue to use public offering proceeds to fund a majority of our early distributions. For the years ended December 31, 2017 and 2018, we funded 100% of our distributions using proceeds from our private offering transaction and our public offering. For the nine months ended September 30, 2019, we funded 5.4% of our distributions using cash flows from operations, 46.6% using proceeds from our public offering, and 48.0% using proceeds from our distribution reinvestment plan. Payment of distributions in excess of earnings may have a dilutive effect on the value of your shares. If we pay distributions from sources other than cash flow from operations, we will have fewer funds available for acquiring properties, which may reduce our stockholders' overall returns. Additionally, to the extent distributions exceed cash flow from operations, a stockholder's basis in our stock may be reduced and, to the extent distributions exceed a stockholder's basis, the stockholder may recognize a capital gain.
- No public market currently exists for shares of our common stock and we may not list our shares on a national securities exchange before three to five years after completion of this offering, if at all; therefore, it may be difficult to sell your shares. If you sell your shares, it will likely be at a substantial discount. Our charter does not require us to pursue a liquidity transaction at any time.
- This is an initial public offering; we have limited operating history, and the prior performance of real estate programs sponsored by affiliates of our sponsor may not be indicative of our future results.
- This is a "best efforts" offering. If we are unable to raise substantial funds in this offering, we may not be able to invest in a diverse portfolio of real estate and real estate-related investments, and the value of your investment may fluctuate more widely with the performance of specific investments.
- We are a "blind pool." As a result, you will not be able to evaluate the economic merits of our future investments prior to their purchase. We may be unable to invest the net proceeds from this offering on acceptable terms to investors, or at all.
- Investors in this offering will experience immediate dilution in their investment primarily because (i) we pay upfront fees in connection with the sale of our shares that reduce the proceeds to us, (ii) on January 25, 2017 we sold approximately 360,577 shares of our Class A common stock at a purchase price of approximately $20.80 per share in a private offering transaction as described above, and (iii) we paid offering expenses in connection with our private offering transaction.
- There are substantial conflicts of interest among us and our sponsor, advisor, property manager, transfer agent and dealer manager.
- Our advisor will face conflicts of interest relating to the purchase of properties, including conflicts with SmartStop Self Storage REIT, Inc. and the advisors other private programs sponsored by our sponsor, and such conflicts may not be resolved in our favor, which could adversely affect our investment opportunities.
- We have no employees and must depend on our advisor to select investments and conduct our operations, and there is no guarantee that our advisor will devote adequate time or resources to us.
- We will pay substantial fees and expenses to our advisor, its affiliates and participating broker-dealers, which will reduce cash available for investment and distribution.
- We may incur substantial debt, which could hinder our ability to pay distributions to our stockholders or could decrease the value of your investment.
- We may fail to qualify as a REIT, which could adversely affect our operations and our ability to make distributions.
- Our board of directors may change any of our investment objectives without your consent.

OTHER INFORMATION

We encourage you to review our SEC filings at www.sec.gov.

- An investment in our shares is not suitable for all investors. An investment in our shares involves significant risks and is only suitable for persons who have adequate financial means, desire a relatively long-term investment and will not need immediate liquidity from their investment. Investors should only purchase shares if they can afford a complete loss of their investment. Generally, a purchaser of shares must have, excluding the value of a purchaser's home, furnishings and automobiles, either:
- a net worth of at least $250,000: or
- a gross annual income of at least $70,000 and a net worth of at least $70,000.
- Please see the prospectus for a full description of suitability standards. Residents of Alabama, Iowa, Kansas, Kentucky, Maine, Massachusetts, Missouri, Nebraska, New Jersey, New Mexico, North Dakota, Ohio, Oregon, Pennsylvania, Puerto Rico, Tennessee and Vermont should consult the prospectus for details regarding the more stringent suitability standards that apply to them based on their states of residence.

Call your financial advisor for more information. Financial professionals contact us at:

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