

STRATEGIC STORAGE TRUST IV, INC.
SUPPLEMENT NO. 3 DATED JULY 9, 2020
TO THE PROSPECTUS DATED APRIL 30, 2020

This document supplements, and should be read in conjunction with, the prospectus of Strategic Storage Trust IV, Inc. dated April 30, 2020. This document amends and supersedes all prior supplements to the prospectus. Unless otherwise defined in this supplement, capitalized terms used in this supplement shall have the same meanings as set forth in the prospectus.

The purpose of this supplement is to disclose:

- an update on the status of our public offering;
- the termination of our dealer manager agreement and corresponding updates to our prospectus;
- our acquisition of a self storage facility in Punta Gorda, Florida;
- an update to the "Calculation of Net Asset Value Per Share" section of the prospectus;
- information regarding our share redemption program;
- an update to our risk factors;
- information regarding related party fees and expenses;
- our distribution authorizations for May 2020, June 2020, and July 2020;
- our distribution declaration history;
- selected financial data;
- an update to the "Management's Discussion and Analysis of Financial Condition and Results of Operations" section of the prospectus to include information for the three months ended March 31, 2020;
- an update to the "Where You Can Find More Information" section of the prospectus; and
- our unaudited consolidated financial statements as of and for the three months ended March 31, 2020.

Status of Our Offering

On January 25, 2017, we sold $7.5 million in Class A shares, or approximately 360,577 Class A shares, to an institutional account investor pursuant to a private offering transaction. On March 17, 2017, our public offering was declared effective.

As previously announced, our board of directors suspended the primary portion of our public offering as of April 30, 2020, although we continued to process subscriptions through May 30, 2020 pursuant to previously disclosed procedures. As of July 6, 2020, we had received gross offering proceeds of approximately $247.2 million, consisting of approximately $125.6 million from the sale of approximately 5.0 million Class A shares,

approximately $96.5 million from the sale of approximately 4.0 million Class T shares, and approximately $25.1 million from the sale of approximately 1.1 million Class W shares, including shares issued pursuant to our distribution reinvestment plan. We intend to continue to offer Class A, Class T, and Class W shares in our public offering pursuant to our distribution reinvestment plan. As of July 6, 2020, approximately $847.8 million in shares remained available for sale in our public offering, including shares available pursuant to our distribution reinvestment plan.

Termination of Our Dealer Manager Agreement

As previously announced, we provided Select Capital Corporation, our dealer manager for our public offering ("Select Capital"), a 60-day termination notice on April 17, 2020. Pursuant to such notice, the dealer manager agreement between us and Select Capital (the "Dealer Manager Agreement") is now terminated.

In connection with the termination of the Dealer Manager Agreement, all references to Select Capital in our prospectus shall be updated to reflect the fact that Select Capital has been terminated as our dealer manager for the public offering.

Acquisition of Self Storage Facility in Punta Gorda, Florida

As previously disclosed, a subsidiary of our sponsor assigned its interest in a purchase and sale agreement with an unaffiliated third party for the acquisition of a self storage facility located in Punta Gorda, Florida (the "Punta Gorda Property") to one of our subsidiaries. On June 18, 2020, we closed on the acquisition of the Punta Gorda Property for a purchase price of approximately $16.9 million, plus closing and acquisition costs, which was funded with net proceeds from our public offering. The Punta Gorda Property contains approximately 106,000 net rentable square feet of space and 800 rental units.

Update to the "Calculation of Net Asset Value Per Share" Section of the Prospectus

The "Calculation of Net Asset Value Per Share" section of the prospectus is hereby replaced in its entirety with the following:

CALCULATION OF ESTIMATED NET ASSET VALUE PER SHARE

Overview and Process

On June 29, 2020, our board of directors, at the recommendation of our nominating and corporate governance committee (the "Committee"), unanimously approved and established an estimated net asset value per share ("Estimated Per Share NAV") for our Class A shares, Class T shares, and Class W shares of $22.65 based on the estimated value of our assets less the estimated value of our liabilities, or net asset value, divided by the number of shares outstanding on an adjusted fully diluted basis, calculated as of March 31, 2020. We are providing this Estimated Per Share NAV to assist broker-dealers in connection with their obligations under applicable Financial Industry Regulatory Authority ("FINRA") rules with respect to customer account statements and to assist fiduciaries in discharging their obligations under Employee Retirement Income Security Act ("ERISA") reporting requirements. This valuation was performed in accordance with the provisions of Practice Guideline 2013-01, *Valuations of Publicly Registered Non-Listed REITs*, issued by the Investment Program Association ("IPA") in April 2013 (the "IPA Guidelines").

The Committee, comprised of our two independent directors, was responsible for the oversight of the valuation process, including the review and approval of the valuation process and methodology used to determine the Estimated Per Share NAV, the consistency of the valuation methodology with real estate standards and practices, and the reasonableness of the assumptions used in the valuations and appraisals.

The Committee approved the engagement of Duff & Phelps, LLC ("Duff & Phelps"), an independent third party real estate valuation and advisory firm, to provide valuation services for our assets and liabilities. In connection therewith, Duff & Phelps provided values for our 23 wholly owned self storage properties and our four investments in joint ventures (the "Appraised Properties"), as of March 31, 2020, and a calculation of a range of the estimated value per share of our Class A shares, Class T shares, and Class W shares as of March 31, 2020. The scope of work conducted by Duff & Phelps was in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and each of the appraisals was prepared by Duff & Phelps personnel who are members of the Appraisal Institute and have the Member of Appraisal Institute ("MAI") professional designation. We previously engaged Duff & Phelps to assist our board of directors in determining the estimated value per share of our common stock as of March 31, 2019 and to assist management in the allocation of purchase price for self storage property acquisitions. Other than its engagement as described herein, Duff & Phelps does not have any direct or indirect material interest in any transaction with us or our advisor, Strategic Storage Advisor IV, LLC. We do not believe that there are any material conflicts of interest between Duff & Phelps, on the one hand, and us or our advisor, on the other hand. We have agreed to indemnify Duff & Phelps against certain liabilities arising out of this engagement.

After considering all information provided, and based on the Committee's extensive knowledge of our assets and liabilities, the Committee concluded that the range in estimated value per share of $21.00 to $23.90, as indicated in the valuation report provided by Duff & Phelps (the "Valuation Report") was reasonable and recommended to our board of directors that it adopt $22.65 as the Estimated Per Share NAV for our Class A shares, Class T shares, and Class W shares. Our board of directors approved $22.65 as the Estimated Per Share NAV, which is slightly above the midpoint per share value of $22.39 provided by Duff & Phelps in the Valuation Report. Our board of directors made this determination based upon its assessment of our portfolio, the growth

remaining in various properties, and the estimated range of values provided by Duff & Phelps in the Valuation Report. Our board of directors unanimously agreed upon the Estimated Per Share NAV of $22.65 recommended by the Committee, which determination is ultimately and solely the responsibility of our board of directors.

The table below sets forth the calculation of our estimated value per share as of March 31, 2020 and our previous estimated value per share as of March 31, 2019:

	March 31, 2020	March 31, 2019
Assets		
Investments		
Total stable & non-stable property values[1]	$319,200,000	$202,600,000
Additional Assets		
Cash	37,424,963	12,167,509
Restricted Cash	277,272	27,192
Other Assets	3,581,278	3,878,041
Investments in joint ventures[2]	19,300,000	7,477,542
Total Assets	**$379,783,513**	**$226,120,283**
Liabilities		
Mortgage notes payable & credit facilities – stable & non-stable properties	143,193,242	70,273,656
Mark-to-market on mortgage notes	(145,031)	81,404
Accounts payable and Accrued liabilities	3,589,123	2,124,630
Due to Affiliates	466,282	362,586
Incentive Distribution	–	—
Distributions Payable	1,252,315	795,064
Total Liabilities	**$148,355,931**	**$ 73,637,340**
Net Asset Value (NAV)	**$231,427,582**	**$152,482,943**
NAV Allocated to Class A shares	$119,228,438	$ 80,388,224
Number of outstanding Class A shares[3]	5,263,133	3,548,876
NAV Per Share – Class A	$ 22.65	$ 22.65
NAV Allocated to Class T shares	$ 87,751,884	$ 57,741,646
Number of outstanding Class T shares	3,873,655	2,549,104
NAV Per Share – Class T	$ 22.65	$ 22.65
NAV Allocated to Class W shares	$ 24,447,260	$ 14,353,073
Number of outstanding Class W shares	1,079,182	633,641
NAV Per Share – Class W	$ 22.65	$ 22.65

(1) Includes an adjustment of $2,700,000 above the midpoint estimated market value of the Appraised Properties provided by Duff & Phelps in the Valuation Report. This adjustment was based on the assessment by our board of directors of our portfolio, the growth remaining in various properties, and the estimated range of values provided by Duff & Phelps in the Valuation Report.

(2) Investments in joint ventures are reflective of our 50% ownership in Canadian dollar-denominated developments, valued at the midpoint estimated market value of the Appraised Properties provided by Duff & Phelps in the Valuation Report converted at the applicable exchange rate as of March 31, 2020.

(3) Includes outstanding units in our operating partnership ("OP Units") and unvested restricted stock issued to our independent directors.

Methodology and Key Assumptions

In determining the Estimated Per Share NAV, our board of directors considered the information and analyses, including the Valuation Report, provided by Duff & Phelps. Our goal in calculating the Estimated Per Share NAV is to arrive at a value that is reasonable and supportable using what the Committee and our board of directors each deems to be appropriate valuation methodologies and assumptions.

The Estimated Per Share NAV was calculated as of March 31, 2020 during the COVID-19 pandemic in the United States. While we are continuously monitoring the effect of the COVID-19 pandemic on the global economy and the self storage industry in general, the long-term effects of COVID-19 could impact the Estimated Per Share NAV in future periods. For additional details, please see the recent market conditions section of Management's Discussion and Analysis of Financial Condition and Results of Operations, in our Quarterly Report on Form 10-Q, filed May 13, 2020. Future valuations of our properties or other assets and liabilities could be affected by COVID-19 or any associated weakened economic conditions.

Real Estate Properties

We engaged Duff & Phelps to provide an appraisal, as of March 31, 2020, of the Appraised Properties. Duff & Phelps' opinion of value used in calculating the Estimated Per Share NAV above is based on the individual asset values of each of the Appraised Properties in the portfolio on the valuation date in accordance with the IPA Guidelines. The appraisal was not intended to estimate or calculate our enterprise value. The appraisals were performed in accordance with the Uniform Standards of Professional Appraisal Practice, or USPAP, the real estate appraisal industry standards created by The Appraisal Foundation, as well as the requirements of the state where each real property is located. Each appraisal was reviewed, approved, and signed by an individual with the professional designation of MAI.

The scope of work by Duff & Phelps in performing the appraisal of the Appraised Properties included:

- reviewing and relying upon data provided by us regarding the number of units, size, year built, construction quality, and construction type to understand the characteristics of the existing improvements and underlying land;
- reviewing and relying upon data provided by us regarding rent rolls, lease rates and terms, real estate taxes, and operating expense data;
- reviewing and relying upon balance sheet items provided by us, such as cash and other assets as well as debt and other liabilities;
- reviewing and relying upon mortgage summaries and amortization schedules provided by us;
- researching the market by means of publications and other resources to measure current market conditions, supply and demand factors, and growth patterns and their effect on the Appraised Properties;
- reviewing and relying upon construction budgets and cash flow projections for the investments in joint venture properties under development provided by us;
- utilizing the income capitalization approach as the primary indicator of value with support from an aggregation and review of sales comparables to test Duff & Phelps's income appraisal for reasonableness; and
- delivering a range of values with a midpoint estimate for each of the Appraised Properties, as well as the underlying assumptions used in the analysis, including capitalization rates, discount rates, growth rates, and others as appropriate.

The income capitalization approach is a valuation technique that provides an estimation of the value of an asset based on market expectations about the cash flows that an asset would generate over its remaining useful life. The income capitalization approach begins with an estimation of the annual cash flows a market participant would expect the subject asset to generate over a discrete projection period. The estimated cash flows for each of the years in the discrete projection period are then capitalized at an appropriate rate to derive an estimate of value (the "direct capitalization method") or converted to their present value equivalent using a market-oriented discount rate appropriate for the risk of achieving the projected cash flows (the "discounted cash flow method"). In the discounted cash flow method, the present value of the estimated cash flows are then added to the present value equivalent of the residual value of the asset which is calculated based upon applying a terminal capitalization rate to the projected net operating income of the property at the end of the discrete projection period to arrive at an estimate of value. Duff & Phelps utilized the direct capitalization method for the Appraised Properties that were deemed stabilized and the discounted cash flow method for the Appraised Properties that were not deemed stabilized.

In utilizing the discounted cash flow method, Duff & Phelps estimated the value of the individual Appraised Properties primarily by using a multiple year discounted cash flow analysis. Duff & Phelps calculated the value of the individual Appraised Properties using our historical financial data and forecasts going forward, terminal capitalization rates and discount rates that fall within ranges Duff & Phelps believes would be used by similar investors to value each of the Appraised Properties. The capitalization rates and discount rates were calculated utilizing methodologies that adjust for market specific information and national trends in self storage. As a test of reasonableness, Duff & Phelps compared the metrics of the valuation of the Appraised Properties to current market activity of self storage properties.

The sales comparison approach is a valuation technique that provides an estimation of value based on what other purchasers and sellers in the market have agreed to as price for comparable improved properties. The valuation process is a comparison and correlation between the subject asset and other similar assets. Considerations such as time and condition of sale and terms of agreements are analyzed for comparable assets and are adjusted to arrive at an estimation of the fair value of the subject asset. Duff & Phelps did not conduct a full analysis using the sales comparison approach, but did aggregate and review sales comparables to test its income approaches for reasonableness.

We acquired the Appraised Properties for an aggregate purchase price of approximately $295.2 million. As of March 31, 2020, the total appraised value of the individual Appraised Properties as provided by Duff & Phelps (as adjusted by our board of directors as described in the footnote to the table above) using the valuation method described above was approximately $338.5 million. This represents an approximate 15% increase in the total value of the Appraised Properties over the aggregate purchase price.

The following summarizes the range of overall capitalization rates used by Duff & Phelps to arrive at the estimated midpoint market values of the Appraised Properties valued using the direct capitalization method:

Assumption	Range in Values	Weighted Average Basis
Overall capitalization rate	5.00% to 5.75%	5.40%

The following summarizes the key assumptions that were used by Duff & Phelps to arrive at the estimated midpoint market value of the Appraised Properties valued using the discounted cash flow method:

Assumption	Range in Values	Weighted Average Basis
Terminal capitalization rate	5.00% to 6.75%	5.76%
Discount rate	6.25% to 8.25%	7.20%
Annual rent growth rate (market)	0.00% to 15.00%	3.96%
Annual expense growth rate	3.00%	3.00%
Holding period	1 to 4 years	N/A

While we believe that Duff & Phelps' assumptions and inputs are reasonable, a change in these assumptions and inputs would change the estimated value of the Appraised Properties. Assuming all other factors remain unchanged, a decrease in the overall and terminal capitalization rate used for the Appraised Properties of 25 basis points, together with a decrease in the discount rate for properties valued using the discounted cash flow method of 25 basis points would increase the value of the Appraised Properties to approximately $354.0 million. Similarly, an increase in the overall and terminal capitalization rate used for the Appraised Properties of 25 basis points, together with an increase in the discount rate for properties valued using the discounted cash flow method of 25 basis points would decrease the value of the Appraised Properties to approximately $324.2 million.

Mortgage Debt

The carrying value of the aggregate mortgage debt was equal to the aggregate amount of all principal balances outstanding as of March 31, 2020. The fair value of the aggregate mortgage debt was determined by Duff & Phelps using a discounted cash flow analysis. The cash flows were based on the remaining loan terms, and on estimates of current market interest rates for instruments with similar characteristics, including remaining loan term, loan-to-value ratio, and type of collateral. The value of the debt is calculated by comparing the contractual terms of the mortgage against market terms. Contractual cash flows are projected based on the mortgage terms. A market interest rate is estimated and used to discount the contractual cash flows to the valuation date. The resulting asset (below market) or liability (above market) is the value of the assumed debt as of the valuation date.

As of March 31, 2020, the fair value and aggregate amount of all principal balances outstanding of the mortgage debt were approximately $143.0 million and $143.2 million, respectively. Assuming all factors remain unchanged, a decrease in the market interest rates of 25 basis points would increase the fair value of the mortgage debt by approximately $0.9 million and an increase in the market interest rates of 25 basis points would decrease the fair value of the mortgage debt by approximately $0.9 million.

Other Assets and Liabilities

The carrying values of the majority of the other assets and liabilities were considered to equal their book value. Adjustments to exclude the GAAP basis carrying value of certain assets were made to other assets in accordance with the IPA Guidelines. Our liability related to stockholder servicing fees and dealer manager servicing fees has been valued using a liquidation value as of March 31, 2020. The estimated value per share for the Class T and W shares do not reflect any obligation to pay future stockholder and dealer manager servicing fees since such fees would cease upon liquidation.

Incentive Distribution

The estimated value of the incentive distribution due to our advisor and its affiliates is based on 15% of the amount by which our net asset value plus distributions paid exceeds a return of stockholders' capital plus a 6% cumulative, non-compounded, annual return to the stockholders. The Estimated Per Share Value calculated above reflects no payment of an incentive distribution to affiliates.

Limitations of Estimated Value Per Share

FINRA current rules provide no guidance on the methodology an issuer must use to determine its estimated value per share. As with any valuation methodology, the methodology considered by our board of directors is based upon a number of estimates and assumptions that may not be accurate or complete. Different parties with different assumptions and estimates could derive a different estimated value per share, and these differences could be significant. Markets for real estate and real estate-related investments can fluctuate and

values are expected to change in the future. The Estimated Per Share NAV is not audited and does not represent the fair value of our assets less our liabilities according to GAAP nor does it represent a liquidation value of our assets and liabilities or the amount at which our shares of common stock would trade on a national securities exchange. The estimated asset values may not represent current market value or book value. The estimated value of the Appraised Properties does not necessarily represent the value we would receive or accept if the assets were marketed for sale. The Estimated Per Share NAV does not reflect a real estate portfolio premium or discount compared to the sum of the individual property values. The Estimated Per Share NAV also does not take into account estimated disposition costs and fees for real estate properties that are not held for sale.

Accordingly, with respect to the estimated value per share, we can give no assurance that:

- a stockholder would be able to resell their shares at this Estimated Per Share NAV;
- a stockholder would ultimately realize distributions per share equal to the Estimated Per Share NAV upon liquidation of the assets and settlement of the liabilities or a sale of our Company;
- our shares of common stock would trade at the Estimated Per Share NAV on a national securities exchange;
- an independent third-party appraiser or other third-party valuation firm would agree with the Estimated Per Share NAV; or
- the methodology used to determine the Estimated Per Share NAV will be in compliance with any future FINRA rules or ERISA reporting requirements.

Further, the Estimated Per Share NAV is based on the estimated value of our assets less the estimated value of our liabilities divided by the number of shares outstanding on an adjusted fully diluted basis, calculated as of March 31, 2020. The Estimated Per Share NAV was based upon 10,215,970 shares of equity interests outstanding as of March 31, 2020, which was comprised of (i) 5,254,244 outstanding shares of Class A common stock and unvested restricted Class A common stock issued to our independent directors, plus (ii) 3,873,655 outstanding shares of Class T common stock, plus (iii) 1,079,182 outstanding shares of Class W common stock, plus (iv) 8,889 outstanding OP Units, which OP Units are exchangeable on a one-for-one basis into shares of Class A common stock.

The value of our shares will fluctuate over time in response to developments related to individual assets in the portfolio and the management of those assets, and in response to the real estate and finance markets. We currently anticipate publishing a new estimated share value on an annual basis.

Share Redemption Program Information

For the three months ended March 31, 2020, we received redemption requests totaling approximately $0.7 million (approximately 33,000 shares). In order to preserve cash in light of the uncertainty relating to COVID-19 and its potential impact on our overall financial results, we were not able to honor redemption requests. On March 30, 2020, our board of directors approved the suspension of our share redemption program effective on April 29, 2020.

Update to Our Risk Factors

The following hereby replaces the risk factor captioned "We have incurred a net loss to date, have an accumulated deficit and our operations may not be profitable in 2020" under the "Risk Factors — Risks Related to this Offering and an Investment in Strategic Storage Trust IV, Inc." section of our prospectus.

We have incurred a net loss to date, have an accumulated deficit and our operations may not be profitable in 2020.

We incurred a net loss attributable to common stockholders of approximately $3.6 million and $2.4 million for the three months ended March 31, 2020 and 2019, respectively. Our accumulated deficit was approximately $19.1 million as of March 31, 2020.

Related Party Fees and Expenses

The following table summarizes related party costs incurred and paid by us for the year ended December 31, 2019 and the three months ended March 31, 2020, as well as any related amounts payable as of December 31, 2019 and March 31, 2020:

	Year Ended December 31, 2019			Three Months Ended March 31, 2020		
	Incurred	Paid	Payable	Incurred	Paid	Payable
Expensed						
Operating expenses (including organizational costs)	$ 1,247,017	$ 1,200,196	$ 73,437	$ 445,758	$ 345,861	$ 173,334
Asset management fees	2,027,231	1,989,408	45,656	771,186	802,886	13,956
Property management fees	1,014,881	1,014,881	—	338,918	338,918	—
Transfer Agent expenses	275,899	273,542	12,900	84,600	87,626	9,874
Acquisition expenses	652,167	652,167	—	150,058	150,058	—
Capitalized						
Acquisition expenses	44,740	44,740	—	10,800	10,800	—
Additional Paid-in Capital						
Selling commissions	4,702,176	4,714,469	33,020	989,641	937,019	85,642
Dealer Manager fees	1,774,215	1,772,811	17,657	340,146	329,567	28,236
Stockholder Servicing Fees and Dealer Manager Servicing Fees[(1)]	2,661,417	729,179	3,528,011	346,550	237,819	3,636,742
Offering costs	266,409	254,946	29,765	82,483	43,833	68,415
Total	$14,666,152	$12,646,339	$3,740,446	$3,560,140	$3,284,387	$4,016,199

(1) We pay our Dealer Manager an ongoing stockholder servicing fee that is payable monthly and accrues daily in an amount equal to 1/365th of 1% of the purchase price per share of the Class T Shares and an ongoing dealer manager servicing fee that is payable monthly and accrues daily in an amount equal to 1/365th of 0.5% of the purchase price per share of the Class W Shares sold in the Primary Offering.

May 2020, June 2020, and July 2020 Distribution Authorizations

On April 27, 2020, our board of directors declared a daily distribution rate for the month of May 2020 of approximately $0.00427 per day per share on the outstanding shares of common stock payable to Class A, Class T, and Class W stockholders of record of such shares as shown on our books at the close of business on each day of the period commencing on May 1, 2020 and ending on May 31, 2020. In connection with this distribution, for the stockholders of Class T shares, after the stockholder servicing fee is paid, approximately $0.00361 per day will be paid per Class T share and for the stockholders of Class W shares, after the dealer manager servicing fee is paid, approximately $0.00396 per day will be paid per Class W share. Such distributions payable to each stockholder of record during a month were paid the following month.

On May 26, 2020, our board of directors declared a daily distribution rate for the month of June 2020 of approximately $0.00427 per day per share on the outstanding shares of common stock payable to Class A, Class T, and Class W stockholders of record of such shares as shown on our books at the close of business on each day of the period commencing on June 1, 2020 and ending on June 30, 2020. In connection with this distribution, for the stockholders of Class T shares, after the stockholder servicing fee is paid, approximately $0.00361 per day will be paid per Class T share and for the stockholders of Class W shares, after the dealer manager servicing fee is paid, approximately $0.00396 per day will be paid per Class W share. Such distributions payable to each stockholder of record during a month were paid the following month.

On June 23, 2020, our board of directors declared a daily distribution rate for the month of July 2020 of approximately $0.00427 per day per share on the outstanding shares of common stock payable to Class A, Class T, and Class W stockholders of record of such shares as shown on our books at the close of business on each day of the period commencing on July 1, 2020 and ending on July 31, 2020. In connection with this distribution, for the stockholders of Class T shares, after the stockholder servicing fee is paid, approximately $0.00361 per day will be paid per Class T share and for the stockholders of Class W shares, after the dealer manager servicing fee is paid, approximately $0.00396 per day will be paid per Class W share. Such distributions payable to each stockholder of record during a month will be paid the following month.

Distribution Declaration History

The following table shows the distributions we have paid through March 31, 2020:

Quarter	OP Unit Holders	Common Stockholders	Distributions Declared per Common Share[1]
1st Quarter 2017	$1,332	$ 54,031	$ 0.15[2]
2nd Quarter 2017	$3,050	$ 143,386	$ 0.39
3rd Quarter 2017	$3,380	$ 216,163	$ 0.39
4th Quarter 2017	$3,463	$ 451,540	$ 0.39
1st Quarter 2018	$4,004	$ 710,976	$ 0.39
2nd Quarter 2018	$3,498	$ 998,126	$ 0.39
3rd Quarter 2018	$3,503	$1,340,577	$ 0.39
4th Quarter 2018	$3,464	$1,590,665	$ 0.39
1st Quarter 2019	$3,425	$1,853,451	$ 0.39
2nd Quarter 2019	$3,500	$2,549,737	$ 0.39
3rd Quarter 2019	$3,501	$2,935,216	$ 0.39
4th Quarter 2019	$3,501	$3,173,201	$ 0.39
1st Quarter 2020	$3,457	$3,453,923	$ 0.39

(1) Declared distributions are paid monthly in arrears.
(2) Distributions in the first quarter of 2017 were declared for the last seven days in January and the month of February only.

Selected Financial Data

The following is a summary of financial information for the periods shown below:

	As of and For the Three Months Ended March 31, 2020 (unaudited)	As of and For the Three Months Ended March 31, 2019 (unaudited)
Operating Data		
Total revenues	$ 5,234,189	$ 3,459,128
Operating loss	(2,085,163)	(1,320,703)
Net loss attributable to Strategic Storage Trust IV, Inc. common stockholders	(3,579,544)	(2,412,725)
Net loss per Class A common share-basic and diluted	(0.36)	(0.43)
Net loss per Class T common share-basic and diluted	(0.36)	(0.43)
Net loss per Class W common share-basic and diluted	(0.36)	(0.43)
Dividends declared per common share	0.39	0.39
Balance Sheet Data		
Real estate facilities	$279,757,492	$178,426,064
Total assets	331,526,250	204,535,255
Total debt	142,382,219	69,894,057
Total liabilities	151,239,856	75,919,224
Total equity	172,819,609	125,771,730
Other Data		
Net cash used in operating activities	$ (379,178)	$ (491,655)
Net cash used in investing activities	(16,542,713)	(48,279,729)
Net cash provided by financing activities	48,858,773	45,170,645

Management's Discussion and Analysis of Financial Condition and Results of Operations

The information in the "Management's Discussion and Analysis of Financial Condition and Results of Operations" section our prospectus is hereby amended to include the "Management's Discussion and Analysis of Financial Condition and Results of Operations" contained in the Quarterly Report on Form 10-Q for the Quarter Ended March 31, 2020, and is incorporated herein by reference. This discussion and analysis should be read in conjunction with our consolidated financial statements and the notes thereto as of and for the three months ended March 31, 2020 contained in our Quarterly Report on Form 10-Q, which are incorporated herein by reference.

Update to the "Where You Can Find More Information" Section of the Prospectus

The following are added to the "Where You Can Find More Information" section of the prospectus:

- Current Report on Form 8-K filed on April 23, 2020;
- Quarterly Report on Form 10-Q for the Three Months Ended March 31, 2020, filed with the SEC on May 13, 2020;
- Current Report on Form 8-K dated June 11, 2020; and
- Current Report on Form 8-K filed on June 30, 2020.

Financial Statements

The financial statements listed below are incorporated by reference into this supplement:

- Unaudited Consolidated Financial Statements for Strategic Storage Trust IV, Inc. (contained in Quarterly Report on Form 10-Q for the Three Months Ended March 31, 2020, filed with the SEC on May 13, 2020).