FORM 10-Q

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

[X] QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended March 31, 2000

Commission file number: 1-13820

Sovran Self Storage, Inc.
(Exact name of Registrant as specified in its charter)

Maryland	16-1194043
(State or other jurisdiction of incorporation or organization)	(I.R.S. Employer Identification No.)

6467 Main Street
Buffalo, NY 14221
(Address of principal executive offices) (Zip code)

(716) 633-1850
(Registrant's telephone number including area code)

5166 Main Street, Williamsville, New York 14221
(Former name, former address, and former fiscal year, if changed since last report)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes X No ____

(APPLICABLE ONLY TO CORPORATE REGISTRANTS)

Indicate the number of shares outstanding of each of the registrant's classes of common stock, as of the latest practicable date.

Title	Outstanding
Common Stock, $.01 par value per share.	12,132,146

PART I. FINANCIAL INFORMATION

ITEM 1. FINANCIAL STATEMENTS

SOVRAN SELF STORAGE, INC.
CONSOLIDATED BALANCE SHEETS

(dollars in thousands, except share data)	March 31, 2000 (unaudited)	December 31, 1999
ASSETS		
Investment in storage facilities:		

Land	$ 113,375	$ 111,833
Building and equipment	452,611	444,640
	565,986	556,473
Less: accumulated depreciation	(36,681)	(33,453)
Investments in storage facilities, net	529,305	523,020
Cash and cash equivalents	1,248	1,032
Accounts receivable	2,462	1,796
Prepaid expenses and other assets	4,159	3,871
Total Assets	$ 537,174	$ 529,719
LIABILITIES		
Line of credit	$ 135,500	$ 123,000
Term note	75,000	75,000
Accounts payable and accrued liabilities	4,570	4,696
Deferred revenue	3,615	3,322
Accrued dividends	6,915	7,010
Mortgage payable	5,240	5,253
Total Liabilities	230,840	218,281
Minority interest	23,500	23,582
SHAREHOLDERS' EQUITY		
Series A Junior Participating Cumulative Preferred Stock, $.01 par value, 250,000 shares authorized and no shares issued and outstanding	-	-
9.85% Series B Cumulative Preferred Stock, $.01 par value, 1,700,000 shares authorized, 1,200,000 shares issued and outstanding, $30,000 liquidation value	28,585	28,585
Common stock $.01 par value, 100,000,000 shares authorized, 12,132,146 shares outstanding (12,299,163 at December 31, 1999)	127	127
Additional paid-in capital	282,005	281,284
Unearned restricted stock	(315)	(339)
Dividends in excess of net income	(15,196)	(13,357)
Treasury stock at cost, 581,800 shares (376,200 shares at December 31, 1999)	(12,372)	(8,444)
Total Shareholders' Equity	282,834	287,856
Total Liabilities and Shareholders' Equity	$ 537,174	$ 529,719

See notes to financial statements.

SOVRAN SELF STORAGE, INC.
CONSOLIDATED STATEMENTS OF OPERATIONS
(unaudited)

(dollars in thousands except share data)	January 1, 2000 to March 31, 2000	January 1, 1999 to March 31, 1999
REVENUES:		
Rental income	$ 21,534	$ 19,241
Interest and other income	264	210
Total revenues	21,798	19,451
EXPENSES:		
Property operations and maintenance	4,737	4,041
Real estate taxes	2,015	1,576
General and administrative	1,457	1,128
Interest	3,914	3,341
Depreciation and amortization	3,456	3,102
Total expenses	15,579	13,188
Income before minority interest	6,219	6,263

Minority interest	(405)	(408)
Net Income	5,814	5,855
Series B preferred stock dividend	(739)	-
Net income available to common shareholders	$ 5,075	$ 5,855

PER COMMON SHARE:

Earnings per common share - basic	$ 0.42	$ 0.47
Earnings per common share - diluted	$ 0.42	$ 0.47
Common shares used in basic earnings per share calculation	12,235,084	12,358,852
Common shares used in diluted earnings per share calculation	12,235,322	12,370,392
Dividends declared per common share	$ 0.57	$ 0.56

See notes to financial statements.

SOVRAN SELF STORAGE, INC.

STATEMENTS OF CASH FLOW
(unaudited)

(dollars in thousands)	January 1, 2000 to March 31, 2000	January 1, 1999 to March 31, 1999
OPERATING ACTIVITIES		
Net income	$ 5,814	$ 5,855
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	3,456	3,102
Minority interest	405	408
Restricted stock earned	24	2
Changes in assets and liabilities:		
Accounts receivable	(666)	(453)
Prepaid expenses and other assets	(485)	552
Accounts payable and other liabilities	(149)	690
Deferred revenue	293	195
Net cash provided by operating activities	8,692	10,351
INVESTING ACTIVITIES		
Additions to storage facilities	(9,521)	(17,285)
Additions to other assets	-	(22)
Net cash used in investing activities	(9,521)	(17,307)
FINANCING ACTIVITIES		
Net proceeds from issuance of common stock through Dividend Reinvestment and Stock Purchase Plan	721	1,576
Proceeds from line of credit draw down	12,500	13,000
Dividends paid-common stock	(7,010)	(6,895)
Dividends paid-preferred stock	(739)	-
Purchase of treasury stock	(3,928)	-
Minority interest distributions	(486)	(483)
Mortgage principal payments	(13)	-

Net cash provided by financing activities	1,045	7,198
Net increase (decrease) in cash	216	242
Cash at beginning of period	1,032	2,984
Cash at end of period	$ 1,248	$ 3,226
Supplemental cash flow information		
Cash paid for interest	$ 3,520	$ 3,174

SOVRAN SELF STORAGE, INC.

STATEMENTS OF CASH FLOW

Supplemental cash-flow information for the quarter ended
March 31, 2000
(dollars in thousands)

Fair value of net liabilities assumed on the acquisition of storage facilities	$ 63

Dividends declared but unpaid were $6,915 at March 31, 2000 and $7,010 at December 31, 1999.

See notes to financial statements.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(Unaudited)

1. BASIS OF PRESENTATION

The accompanying unaudited financial statements of Sovran Self Storage, Inc. (the Company) have been prepared in accordance with generally accepted accounting principles for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X. Accordingly, they do not include all information and footnotes required by generally accepted accounting principles for complete financial statements. In the opinion of management, all adjustments (consisting of normal recurring accruals) considered necessary for a fair presentation have been included. Operating results for the three-month period ended March 31, 2000 are not necessarily indicative of the results that may be expected for the year ended December 31, 2000.

2. ORGANIZATION

The Company, a self-administered and self-managed real estate investment trust (a REIT), was formed on April 19, 1995 to own and operate self-storage facilities throughout the United States. On June 26, 1995, the Company commenced operations effective with the completion of its initial public offering of 5,890,000 shares (the Offering). Since its formation the Company has purchased a total of 152, (three in 2000, eighteen in 1999, fifty in 1998, forty four in 1997, twenty-nine in 1996 and eight in 1995) self storage properties from unaffiliated third parties, increasing the total number of self-storage properties owned at March 31, 2000 to 225 properties in 21 states.

All of the Company's assets are owned by, and all its operations are conducted through, Sovran Acquisition Limited Partnership (the Operating Partnership). Sovran Holdings, Inc., a wholly owned subsidiary of the Company (the Subsidiary), is the sole general partner; and the Company is a limited partner of the Operating Partnership, and thereby controls the operations of the Operating Partnership holding a 93.43% ownership interest therein as of March 31, 2000. The remaining ownership interests in the Operating Partnership are held by certain former owners of assets acquired by the Operating Partnership subsequent to its formation. The consolidated financial statements of the Company include the accounts of the Company, the Partnership, and the wholly owned Subsidiary. All intercompany transactions and balances have been eliminated.

3. INVESTMENT IN STORAGE FACILITIES

The following summarizes activity in storage facilities during the period ended March 31, 2000.

(dollars in thousands)

Cost:	
Beginning balance	$ 556,473
Property acquisitions	7,964
Improvements and equipment additions	1,572
Dispositions	(23)
Ending balance	$ 565,986
Accumulated Depreciation:	
Beginning balance	$ 33,453
Additions during the period	3,237
Dispositions	(9)
Ending balance	$ 36,681

4. UNSECURED LINE OF CREDIT AND TERM NOTE

The Company has a $150 million unsecured credit facility that matures February 2001 and provides for funds at LIBOR plus 1.25%. At March 31, 2000, the outstanding balance on the credit facility was $135.5 million.

The Company has a $75 million unsecured term note that matures on December 22, 2000 and bears interest at LIBOR plus 1.50%.

The Company has an interest rate collar transaction through June 30, 2000. Under the agreement, which is based on a notional amount of $70 million, if the LIBOR rate exceeds 6.5%, the bank pays the Company the rate in excess of 6.5% multiplied by $70 million for the outstanding period. If LIBOR drops below 5.265%, the Company must pay the bank the difference between LIBOR and 5.265% multiplied by $70 million for the outstanding period.

The Company also has an interest rate cap transaction through April 3, 2000. Under the agreement, which is based on a notional amount of $40 million, if the LIBOR rate exceeds 9%, the bank pays the Company the rate in excess of 9% multiplied by $40 million for the outstanding period.

The net carrying amount of the Company's debt instruments approximates fair value.

5. COMMITMENTS AND CONTINGENCIES

The Company's current practice is to conduct environmental investigations in connection with property acquisitions. At this time, the Company is not aware of any environmental contamination of any of its facilities which individually or in the aggregate would be material to the Company's overall business, financial condition, or results of operations.

As of March 31, 2000, the Company had entered into a contract for the purchase of one facility with an expected cost of $1.8 million.

6. PRO FORMA FINANCIAL INFORMATION

The following unaudited pro forma Condensed Statement of Operations is presented as if the 3 storage facilities purchased during the three months ended March 31, 2000, had occurred at January 1, 2000. Such unaudited pro forma information is based upon the historical combined statements of operations of the Company. It should be read in conjunction with the financial statements of the Company and notes thereto included elsewhere herein. In management's opinion, all adjustments necessary to reflect the effects of these transactions have been made. This unaudited pro forma statement does not purport to represent what the actual results of operations of the Company would have been assuming such transactions had been completed as set forth above nor does it purport to represent the results of operations for future periods.

(in thousands, except per share data)

	Three Months Ended March 31, 2000
REVENUES:	
Rental income	$ 21,694
Other income	269
Total revenues	21,963
EXPENSES:	
Property operations & maintenance	4,770
Real estate taxes	2,026
General and administrative	1,459
Interest	4,016
Depreciation and amortization	3,471
Total expenses	15,742
Income before minority interest	6,221
Minority interest	(405)
Net income	5,816
Series B preferred stock dividend	(739)
Net income available to common shareholders	$ 5,077
Earnings per common share - basic	$ .42
Earnings per common share - diluted	$ .42
Common shares used in basic earnings per share calculation	12,132,146

7. LEGAL PROCEEDINGS

A former business associate (Plaintiff) of certain officers and directors of the Company, including Robert J. Attea, Kenneth F. Myszka, David L. Rogers and Charles E. Lannon, commenced a lawsuit against the Company on June 13, 1995 in the United States District Court for the Northern District of Ohio. The Plaintiff subsequently amended the complaint in the lawsuit alleging breach of fiduciary duty, breach of contract, breach of general partnership/joint venture arrangement, breach of duty of good faith, fraud and deceit, and other causes of action including declaratory judgment as to the Plaintiff's continuing interest in the Company. The Plaintiff sought money damages in excess of $15 million, as well as punitive damages and declaratory and injunctive relief (including the imposition of a constructive trust on assets of the Company in which the Plaintiff claimed to have a continuing interest) and an

accounting. The amended complaint also added Messrs. Attea, Myszka, Rogers and Lannon as additional defendants. In April 2000, following trial, the jury rendered a verdict adverse to the Company with respect to Plaintiff's claims for breach of duty, breach of contract and breach of general partnership/joint venture arrangement and found total compensatory damages in the amount of $6,462,068. Messrs. Attea, Myszka, Rogers and Lannon have agreed to indemnify the Company for costs and any loss arising from the lawsuit and their obligation to do so is secured by an escrow arrangement covering shares of the Company's common stock owned by them having a current value substantially in excess of the amount of damages found by the jury. The Company has filed a post-trial motion for judgment as a matter of law and a motion for a new trial. In the event that the relief sought by these motions is not granted, the Company intends to appeal. In view of the indemnification agreement and escrow arrangement, the Company does not believe that the lawsuit will have a material adverse effect upon the Company regardless of the final disposition of the lawsuit.

8. EARNINGS PER SHARE

The Company reports earnings per share in accordance with Statement of Financial Accounting Standards No. 128, "Earnings Per Share." In computing earnings per share, the Company excludes preferred stock dividends from net income to arrive at net income available to common shareholders. The following table sets forth the computation of basic and diluted earnings per common share:

(in thousands except per share data)	Three Months Ended March 31, 2000	Three Months Ended March 31, 1999
Numerator:		
Net income available to common shareholders	$ 5,075	$ 5,855
Denominator:		
Denominator for basic earnings per share - weighted average shares	12,235	12,359
Effect of Diluted Securities:		
Stock options	-	11
Denominator for diluted earnings		

per share - adjusted weighted average shares and assumed conversion	12,235	12,370
Basic earnings per common share	$ .42	$ .47
Diluted earnings per common share	$ .42	$ .47

ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATION

The following discussion and analysis of the consolidated financial condition and results of operations should be read in conjunction with the financial statements and notes thereto included elsewhere in this report.

The Company operates as a Real Estate Investment Trust ("REIT") and owns and operates a portfolio of 225 self-storage facilities, providing storage space for business and personal use to customers in 21 states. The Company's investment objective is to increase cash flow and enhance shareholder value by aggressively managing its portfolio, to expand and enhance the facilities in that portfolio and to selectively acquire new properties in geographic areas that will either complement or efficiently grow the portfolio.

When used in this discussion and elsewhere in this document, the words "intends," "believes," "anticipates," and similar expressions are intended to identify "forward-looking statements" within the meaning of that term in Section 27A of the Securities Act of 1933, and in Section 21F of Securities Exchange Act of 1934. Such forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, performance or achievements of the Company to be materially different from those expressed or implied by such forward-looking statements. Such factors include, but are not limited to, the effect of competition from new self-storage facilities, which would cause rents and occupancy rates to decline; the Company's ability to evaluate, finance and integrate acquired businesses into the Company's existing business and operations; the Company's existing indebtedness may mature in an unfavorable credit environment, preventing refinancing or forcing refinancing of the indebtedness on terms that are not as favorable as the existing terms; the Company's ability to effectively compete in the industries in which it does business; the Company's ability to successfully implement its Uncle Bob's Flex-a-Space strategy; the Company's cash flow may be insufficient to meet required payments of principal and interest; and tax law changes which may change the taxability of future income.

LIQUIDITY AND CAPITAL RESOURCES

The Company's unsecured credit facility provides availability up to $150 million, of which $135.5 million was drawn at March 31, 2000. The facility matures February 2001 and bears interest at LIBOR plus 1.25%.

In addition to the credit facility, the Company has an unsecured term note due December 2000, that bears interest at LIBOR plus 1.50%. The credit facility and term note currently have investment grade ratings from Standard and Poors (BBB-), Moodys (Baa3), and Duff and Phelps (BBB-).

The Company expects to fund its maturing obligations and its future growth through a renewal of its line of credit, issuance of 5-10 year notes of either a secured or unsecured nature, issuance of preferred stock, and private placement solicitation of public pension funds.

In July 1999, the Company issued 1,200,000 shares of 9.85% Series B Cumulative Redeemable Preferred Stock. The net proceeds of $28.6 million were used to repay a portion of the credit facility. The Series B Preferred Stock is currently rated by Standard and Poors (BB+), Moodys (Ba2) and Duff and Phelps (BB+).

The Company believes that its internally generated cash flows and borrowing capacity under the credit facility will be sufficient to fund ongoing operations, capital improvements, dividends, and acquisitions for the year 2000.

COMMON STOCK REPURCHASE PROGRAM

The Company continued its common stock repurchase program authorized by the Board of Directors by acquiring 205,600 shares for $3.9 million. At March 31, 2000, the total shares repurchased by the Company were 581,800 at a total cost of $12.4 million.

UMBRELLA PARTNERSHIP REIT

The Company was formed as an Umbrella Partnership Real Estate Trust ("UPREIT") and, as such, has the ability to issue operating partnership ("OP") units in exchange for properties sold by independent owners. By utilizing such OP units as currency in facility acquisitions, the Company may partially defer the seller's income-tax liability and obtain more favorable pricing or terms. As of March 31, 2000, 853,037 units have been issued in exchange for property at the request of the sellers.

ACQUISITION OF PROPERTIES

The Company's external growth strategy is to increase the number of facilities it owns by acquiring suitable facilities in markets in which it already has an operating presence or to expand into new markets by acquiring several facilities at once in those new markets. In the three months ended March 31, 2000, the Company acquired three properties, increasing its existing presence in Massachusetts, New York and Texas. The three acquisitions in the three months ended March 31, 2000 added 143,000 square feet of space and 1,400 rental units to the Company's portfolio.

FUTURE ACQUISITION AND DEVELOPMENT PLANS

The Company has a contract on one property in Florida with an expected closing in May 2000. The Company also intends to improve certain of its existing facilities by building additional storage buildings on presently vacant land and by installing climate control and enhanced security systems at selected sites.

REIT QUALIFICATION AND DISTRIBUTION REQUIREMENTS

As a REIT, the Company is not required to pay federal income tax on income that it distributes to its shareholders, provided that the amount distributed is equal to at least 95% of taxable income. These distributions must be made in the year to which they relate or in the following year if declared before the Company files its federal income-tax return and if it is paid before the first regular dividend of the following year.

As a REIT, the Company must derive at least 95% of its total gross income from income related to real property, interest and dividends. In the three months ended March 31, 2000, the Company's percentage of revenue from such sources exceeded 98%, thereby passing the 95% test, and no special measures are expected to be required to enable the Company to maintain its REIT designation.

RESULTS OF OPERATIONS

The following discussion is based on the financial statements of the Company as of March 31, 2000 and March 31, 1999.

FOR THE PERIOD JANUARY 1, 2000 THROUGH MARCH 31, 2000 (DOLLARS IN THOUSANDS)

The Company reported revenues of $21,798 during the period and incurred $6,752 in operating expenses, resulting in net operating income of $15,046, or 69%. General and administrative expenses of $1,457, interest expense of $3,914 and depreciation and amortization expenses of $3,456 resulted in income of $6,219 before minority interest. Net income amounted to $5,814.

THREE MONTHS ENDED MARCH 31, 2000, COMPARED TO THREE MONTHS ENDED MARCH 31, 1999 (DOLLARS IN THOUSANDS)

The following discussion compares the activities of the Company for the three months ended March 31, 2000 with the activities of the Company for the three months ended March 31, 1999.

Total revenues increased from $19,451 for the three months ended March 31, 1999 to $21,798 for the three months ended March 31, 2000, an increase of $2,347 or 12%. Of this, $1,487 resulted from the acquisition of 21 properties during the period January 1, 1999 through March 31, 2000 and $860 was realized as a result of increased rental rates at the 204 properties owned by the Company at January 1, 1999. Overall, same-store revenues grew 4.5% for the three-month period ended March 31, 2000 as compared to the same period in 1999.

Property operating and real estate tax expense increased $1,135 or 20% during the period. $516 was a result of absorbing additional expenses from operating the newly acquired properties, $310 was a result of marketing expenses relating to the Company's Uncle Bob's Flex-a-Space initiative, and $309 related to the operations of its sites operated more than one year.

General and administrative expenses, which include losses of $14 realized as the result of replacement of equipment, increased $329 principally as a result of increased administrative costs associated with managing the additional properties and costs related to Flex-a-Space.

Interest expense increased $573 due to the $11 million drawn on the Company's line of credit during the last twelve months.

Income before minority interest decreased from $6,263 to $6,219, a decrease of $44 or less than 1%.

FUNDS FROM OPERATIONS

The Company believes that Funds From Operations ("FFO") is helpful to investors as a measure of the performance of an equity REIT because, when considered in conjunction with cash flows from operating activities, financing activities, and investing activities, it provides investors with an understanding of the ability of the Company to incur and service debt and to make capital expenditures. FFO is defined as income before minority interest and extraordinary item, computed in accordance with GAAP, plus depreciation of real estate assets and amortization of intangible assets exclusive of deferred financing fees, and excluding gains (losses) from debt restructuring and sales of property. FFO should not be considered a substitute for net income or cash flows, nor should it be considered an alternative to operating performance or liquidity. The following table sets forth the calculation of FFO:

(in thousands)	Three months ended March 31, 2000	Three months ended March 31, 1999
Net income	$ 5,814	$ 5,855
Minority interest in income	405	408
Depreciation of real estate and amortization of intangible assets exclusive of deferred financing fees	3,275	2,937
Funds from operations allocable to minority interest	(618)	(600)
FFO	8,876	8,600
Preferred dividends	(739)	-
FFO available to common shareholders	$ 8,137	$ 8,600

INFLATION

The Company does not believe that inflation has had or will have a direct adverse effect on its operations. Substantially all of the leases at the facilities allow for monthly rent increases, which provide the Company with the opportunity to achieve increases in rental income as each lease matures.

SEASONALITY

The Company's revenues typically have been higher in the third and fourth quarters, primarily because the Company increases its rental rates on most of its storage units at the beginning of May and, to a lesser extent, because self-storage facilities tend to experience greater occupancy during the late spring, summer and early fall months due to the greater incidence of residential moves during these periods. However, the Company believes that its tenant mix, diverse geographical locations, rental structure and expense structure provide adequate protection against undue fluctuations in cash flows and net revenues during off-peak seasons. Thus, the Company does not expect seasonality to affect materially distributions to shareholders.

QUANTITATIVE AND QUALITATIVE DISCLOSURE ABOUT MARKET RISK

The Company manages its exposure to interest rate changes by entering into interest rate swap agreements. There have been no material changes to the Company's exposure to interest rate risk since December 31, 1999.

PART II. OTHER INFORMATION

ITEM 1. LEGAL PROCEEDINGS

A former business associate (Plaintiff) of certain officers and directors of the Company, including Robert J. Attea, Kenneth F. Myszka, David L. Rogers and Charles E. Lannon, commenced a lawsuit against the Company on June 13, 1995 in the United States District Court for the Northern District of Ohio. The Plaintiff subsequently amended the complaint in the lawsuit alleging breach of fiduciary duty, breach of contract, breach of general partnership/joint venture arrangement, breach of duty of good faith, fraud and deceit, and other causes of action including declaratory judgment as to the Plaintiff's continuing interest in the Company. The Plaintiff sought money damages in excess of $15 million, as well as punitive damages and declaratory and injunctive relief (including the imposition of a constructive trust on assets of the Company in which the Plaintiff claimed to have a continuing interest) and an accounting. The amended complaint also added Messrs. Attea, Myszka, Rogers and Lannon as additional defendants. In April 2000, following trial, the jury rendered a verdict adverse to the Company with respect to Plaintiff's claims for breach of duty, breach of contract and breach of general partnership/joint venture arrangement and found total compensatory damages in the amount of $6,462,068. Messrs. Attea, Myszka, Rogers and Lannon have agreed to indemnify the Company for costs and any loss arising from the lawsuit and their obligation to do so is secured by an escrow arrangement covering shares of the Company's common stock owned by them having a current value substantially in excess of the amount of damages found by the jury. The Company has filed a post-trial motion for judgment as a matter of law and a motion for a new trial. In the event that the relief sought by these motions is not granted, the Company intends to appeal. In view of the indemnification agreement and escrow arrangement, the Company does not believe that the lawsuit will have a material adverse effect upon the Company regardless of the final disposition of the lawsuit.

ITEM 2. CHANGES IN SECURITIES

No disclosure required.

ITEM 3. DEFAULTS UPON SENIOR SECURITIES

No disclosure required.

ITEM 4. SUBMISSION OF MATTERS TO A VOTE OF SECURITY HOLDERS

No disclosure required.

ITEM 5. OTHER INFORMATION

No disclosure required.

ITEM 6. EXHIBITS AND REPORTS ON FORM 8-K

Exhibit 27 - Financial data schedule.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

Sovran Self Storage, Inc.

May 12, 2000 By: / S / David L. Rogers

_____________________ _____________________________

Date David L. Rogers

Secretary, Chief Financial Officer

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