



BlueVault
PARTNERS, LLC

Nontraded REIT Industry Review

Data as of June 30, 2010

Dividend Capital Total Realty Trust Inc.

Portfolio Details:

Total Assets	\$3,326.1 Million
Real Estate Assets	\$3,060.5 Million
Cash	\$162.6 Million
Securities	\$15.2 Million
Other	\$87.8 Million



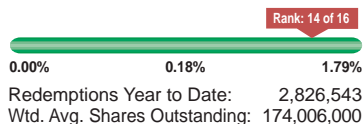
Initial Offering Date:	January 27, 2006
Offering Close Date:	September 30, 2009
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	4.9%
Asset Type:	Diversified
Number of Properties:	110
Square Feet / Units / Rooms / Acres:	24.2 million sq. ft.
Percent Leased:	95.3%



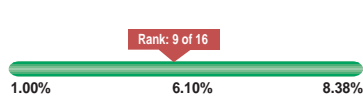
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:1.62%

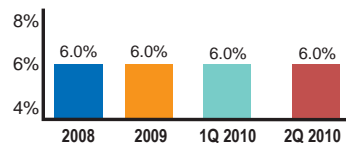


Current Distribution

Current Distribution Yield:6.00%



Historical Distribution



Contact Information

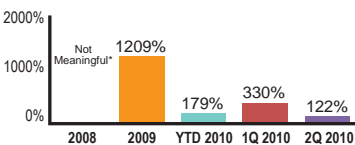
www.DividendCapital.com
Dividend Capital Securities
518 Seventeenth St. 17th Floor
Denver, CO 80202
866-324-7348

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD FFO179%



Distribution Coverage/ Historical FFO



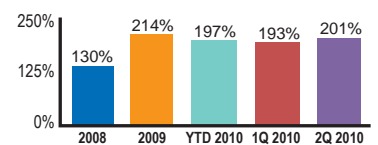
*See notes.

Distribution Coverage/ Current MFFO - YTD

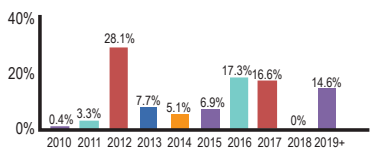
Distribution Coverage Ratio:
YTD Distributions/YTD MFFO197%

YTD Distributions Paid: \$55,264,000
YTD Modified Funds from Operations: \$28,031,000

Distribution Coverage/ Historical MFFO

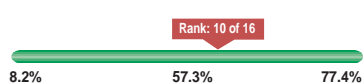


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio:59.7%

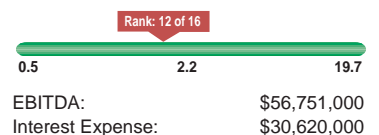


Debt Breakdown

Total: \$1,827.1 Million
Fixed: \$1,213.4 Million
Variable: \$613.7 Million
Rate: 1.4 - 10%
Term: 1 - 10 yrs

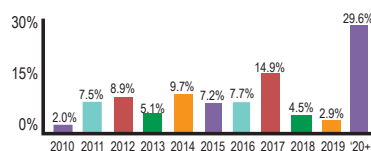
Interest Coverage Ratio

Interest Coverage Ratio:1.9



EBITDA: \$56,751,000
Interest Expense: \$30,620,000

Lease Expiration



NOTES:

The MFFO figures reported above are the same as the "Company Defined FFO" figures noted on page 34 of the June 30, 2010 10Q. The Distribution Coverage Ratio is listed as "Not Meaningful" when Funds from Operations (FFO) or Modified Funds from Operations (MFFO) during that period are negative. A negative FFO or MFFO indicates a loss – no accounting earnings to cover the distribution. Keep in mind, however that FFO or MFFO does not indicate when cash actually changed hands. FFO or MFFO is an accrual or accounting measure of profitability that records revenues and expenses when they are incurred – regardless of when cash is exchanged.