



Data as of September 30, 2010

BlueVault
PARTNERS, LLC

Dividend Capital Total Realty Trust Inc.

Portfolio Details:

Total Assets	\$3,160.4 Million
Real Estate Assets	\$2,963.6 Million
Cash	\$98.8 Million
Securities	\$0.7 Million
Other	\$97.1 Million



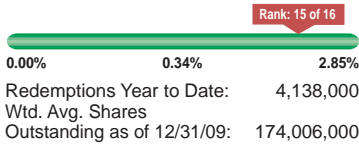
Initial Offering Date:	January 27, 2006
Offering Close Date:	September 30, 2009
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	3.1%
Asset Type:	Diversified
Number of Properties:	100
Square Feet / Units / Rooms / Acres:	19.3 million sq. ft.
Percent Leased:	91.7%



Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding:2.38%



Redemptions Year to Date: 4,138,000
Wtd. Avg. Shares Outstanding as of 12/31/09: 174,006,000

Year to Date FFO Payout Ratio

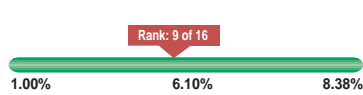
FFO Payout Ratio:
YTD Distributions/YTD FFO119%



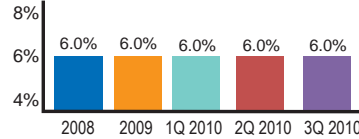
YTD Distributions Paid: \$82,860,000
YTD Funds from Operations: \$69,673,000

Current Distribution

Current Distribution Yield:6.00%



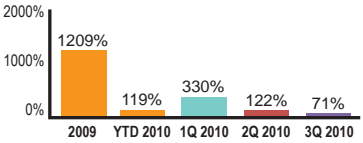
Historical Distribution



Contact Information

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

Historical FFO Payout Ratio



*See notes.

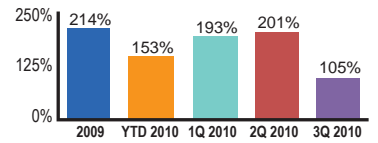
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO153%

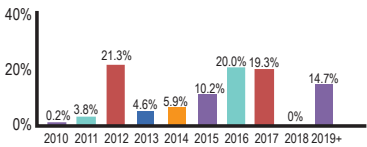


YTD Distributions Paid: \$82,860,000
YTD Modified Funds from Operations: \$54,303,000

Historical MFFO Payout Ratio

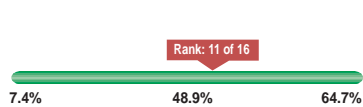


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio:49.9%

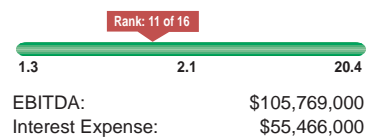


Debt Breakdown

Total: \$1,577.1 Million
Fixed: \$1,182.5 Million
Variable: \$394.6 Million
Rate: 1.4 - 10%
Term: 1 - 10 yrs

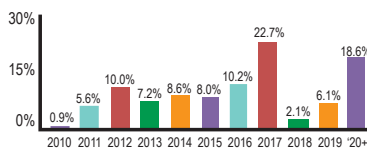
Interest Coverage Ratio

Interest Coverage Ratio:1.9



EBITDA: \$105,769,000
Interest Expense: \$55,466,000

Lease Expiration



NOTES:

The MFFO figures reported above are the same as the "Company Defined FFO" figures noted on page 41 of the September 30, 2010 10Q.