



BlueVault
PARTNERS, LLC

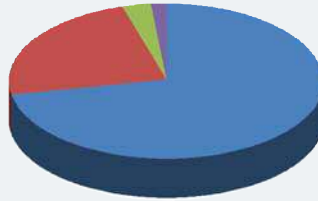
Nontraded REIT Industry Review

Data as of December 31, 2009

Dividend Capital Total Realty Trust Inc.

Portfolio Details:

Total Assets	\$2,363.0 Million
Real Estate Assets	\$1,697.3 Million
Cash	\$554.5 Million
Securities	\$72.7 Million
Other	\$38.5 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

Asset Type: Diversified
 Number of Properties: 79
 Square Feet / Units / Rooms / Acres: 13 million sq. ft.
 Percent Leased: 93.1%



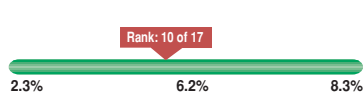
Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 3.0%

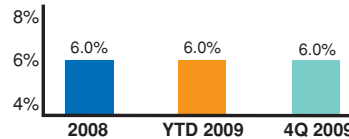


Current Distribution

Current Distribution Yield: 6.0%



Historical Distribution

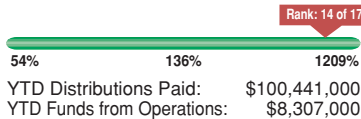


Contact Information

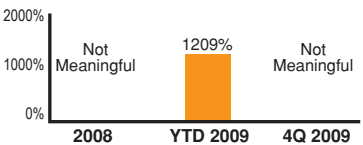
www.DividendCapital.com
 Dividend Capital Securities
 518 Seventeenth St. 17th Floor
 Denver, CO 80202
 866-324-7348

Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:
 YTD Distributions/YTD FFO 1209%



Distribution Coverage/ Historical FFO

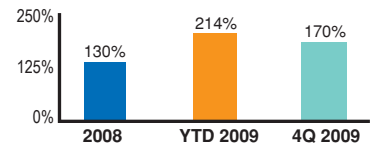


Distribution Coverage/ Current MFFO - YTD

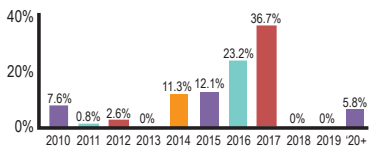
Distribution Coverage Ratio:
 YTD Distributions/YTD MFFO ... 214%



Distribution Coverage/ Historical MFFO

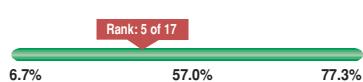


Debt Maturity



Current Debt Ratio

Debt to Real Estate Assets Ratio: 48.8%



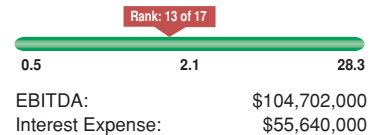
Debt Breakdown

Total: \$827.6 Million
 Fixed: \$765.0 Million
 Variable: \$62.6 Million

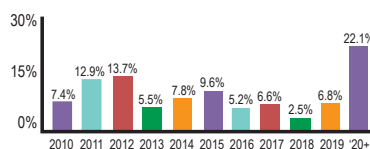
Rate: 2 - 6%
 Term: 1 - 10+ yrs

Interest Coverage Ratio

Interest Coverage Ratio: 1.9



Lease Expiration



NOTES: