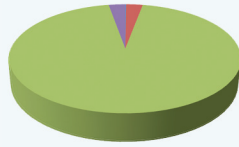


Nontraded REIT Industry Review: Fourth Quarter 2010



Dividend Capital Total Realty Trust Inc.

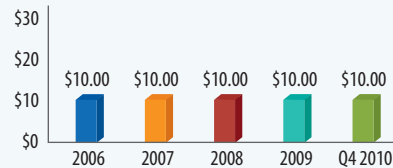
Total Assets.....	\$2,999.2 Million
Real Estate Assets ...	\$2,828.2 Million
Cash.....	\$83.6 Million
Securities	\$4.0 Million
Other.....	\$83.4 Million



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: 2.8%
 Asset Type: Diversified
 Number of Properties: 99
 Square Feet / Units / Rooms / Acres: 19.1 million
 Percent Leased: 94.0%

Historical Price



Redemptions

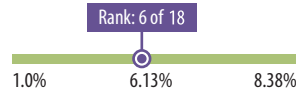
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 3.25%

Program Open

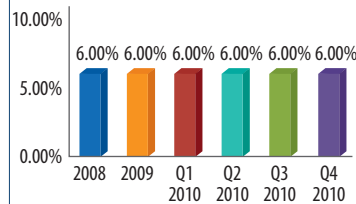
Redemptions Year to Date: 5,649,000
 Wtd. Avg. Shares Outstanding as of 12/31/09: 174,006,000

Current Distribution

Current Distribution Yield: ... 6.00%



Historical Distribution

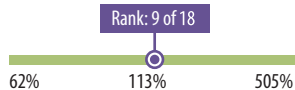


Contact Information

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

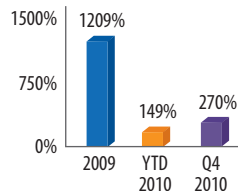
Year to Date FFO Payout Ratio

FFO Payout Ratio:
 YTD Distributions/YTD FFO: 149%



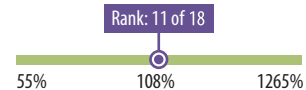
YTD Distributions Paid: \$110,430,000
 YTD FFO: \$73,994,000

Historical FFO Payout Ratio



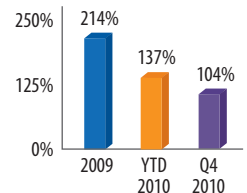
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: ... 137%



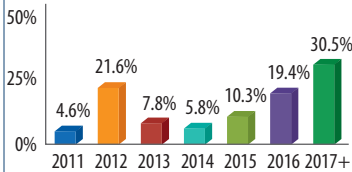
YTD Distributions Paid: \$110,430,000
 YTD MFFO: \$80,665,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio



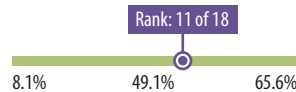
Figures prior to YTD 2010 and Q4 2010 are as previously defined.

Debt Maturity

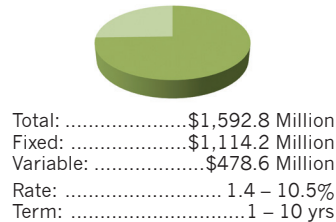


Current Debt Ratio

Debt to Total Assets Ratio: ... 53.1%

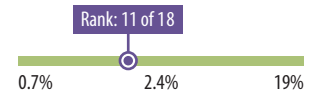


Debt Breakdown



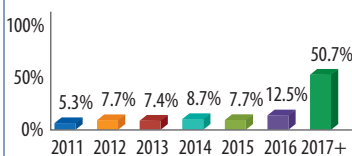
Interest Coverage Ratio

YTD Interest Coverage Ratio: 1.9



EBITDA: \$152,088,000
 Interest Expense: \$78,946,000

Lease Expirations*



*As a percent of expiring base rent.

Notes

The MFFO figures reported above are the same as the "Company Defined FFO" figures noted on page 55 of the 2010 10-K and Blue Vault Partners did not identify additional adjustments. The MFFO figures reported above are the same as the "Company Defined FFO" figures noted on page 55 of the 2010 10-K. The Percentage Leased for the portfolio as reported in the third quarter 2010 report was incorrectly reported as 91.7%. The correct percentage was 94.4% for the period ending Sept. 30, 2010. On March 11, 2011, the board of directors established an estimated per value share of the Company's common stock of \$8.45. Effective March 11, 2011, participants in the DRIP Plan may, subject to certain exceptions described in the DRIP Plan, acquire shares of the Company's common stock at a price per share equal to the estimated value per share of \$8.45. Effective March 11, 2011, any shares of common stock redeemed by the Company will be redeemed, subject to certain restrictions, at a price per share equal to the estimated value per share of \$8.45. The distributions declared payable to common stockholders for the year ended December 31, 2010 were funded with approximately \$68.4 million from our operating activities, and the remaining amount of approximately \$42.0 million was funded from the borrowings.