

**FOR IMMEDIATE RELEASE**  
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**For more information:**  
**Contact: Eric Paul**  
**Dividend Capital**  
**(303) 228-2200**

## **DIVIDEND CAPITAL TOTAL REALTY TRUST LENDS \$65 MILLION ON TWO HOTEL PROPERTIES IN HOUSTON, TEXAS**

DENVER, CO — September 10, 2009 — Dividend Capital Total Realty Trust Inc., a diversified real estate investment trust, announced today the closing of a debt-related investment.

On July 23, 2009, Dividend Capital Total Realty Trust originated a \$65 million senior mortgage loan secured by two hotel properties in Houston, Texas, totaling 893 rooms and 93,103 square feet of meeting space, owned by affiliates of Walton Street Capital — an experienced private equity real estate investment firm. The loan will earn an estimated effective yield of 11.2%.

“The Westin Galleria and Westin Oaks hotels are unique in that they are the only two hotels structurally integrated into the Galleria Shopping Center, one of the largest malls in the U.S., in what we believe is a thriving neighborhood of Houston,” said Guy Arnold, president of Dividend Capital Total Realty Trust. “Additionally, Walton Street is a very strong borrower who we feel has the knowledge and experience to protect the investment and generate a reliable income stream for Total Realty Trust.”

Dividend Capital Total Realty Trust, a Denver-based REIT, invests in a diversified portfolio of commercial real estate assets. As of June 30, 2009, the company owned 76 properties totaling approximately 12.5 million square feet in 26 geographic markets.

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*Certain items in this press release may constitute forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Words such as “may,” “will,” “expect(s),” “could,” “should,” and “continue” and similar expressions are intended to identify such forward-looking statements. These statements are based on management's current expectations and beliefs and are subject to a number of risks and uncertainties that could lead to actual results materially different from those described in the forward-looking statements. Dividend Capital Total Realty Trust Inc. can give no assurance that its expectations will be attained. Factors that could cause actual results to differ materially from Dividend Capital Total*

*Realty Trust Inc.'s expectations include, but are not limited to, the uncertainty of the sources for funding Dividend Capital Total Realty Trust Inc.'s future capital needs, delays in the acquisition, development and construction of real properties, changes in economic conditions generally and the real estate and securities markets specifically and the other risks detailed from time to time in Dividend Capital Total Realty Trust's Securities and Exchange Commission reports. Such forward-looking statements speak only as of the date of this press release. Dividend Capital Total Realty Trust Inc. expressly disclaims any obligation to release publicly any updates or revisions to any forward-looking statements contained herein to reflect any change in the company's expectations with regard thereto or change in events, conditions or circumstances on which any statement is based.*