

FOR IMMEDIATE RELEASE
August 12, 2010

**DIVIDEND CAPITAL TOTAL REALTY TRUST ADVISES
SHAREHOLDERS NOT TO TAKE ANY ACTION
REGARDING TENDER OFFER FOR 5% OF ITS SHARES
BY STRATEGIC SHAREHOLDER LIQUIDITY FUND, LLC**

DENVER, CO—August 12, 2010—Dividend Capital Total Realty Trust Inc. ("TRT") today confirmed that Strategic Shareholder Liquidity Fund, LLC has commenced an unsolicited tender offer to acquire approximately 5% of the outstanding shares of TRT at a price of \$3 per share in cash less the amount of any dividend declared or made from the date of the tender offer to its expiration date. The offer is scheduled to expire on October 1, 2010.

Consistent with its fiduciary duties, TRT's Board of Directors will consider the tender offer and advise TRT shareholders of its recommendation. Such recommendation will be made no later than August 25, 2010, and will be furnished to shareholders and filed with the Securities and Exchange Commission on a solicitation/recommendation statement on Schedule 14D-9.

Shareholders are urged to take no action with respect to the tender offer until TRT's Board of Directors makes its recommendation.

Important Information and Where to Find It

This communication does not constitute an offer to buy or the solicitation of an offer to sell any securities. Dividend Capital Total Realty Trust Inc. ("TRT") intends to file a solicitation/recommendation statement on Schedule 14D-9 with respect to the tender offer with the Securities and Exchange Commission (the "SEC") no later than August 25, 2010.

Shareholders are urged to read the solicitation/recommendation statement and any other documents filed with the SEC when they become available because they will contain important information. Shareholders may obtain a free copy of the solicitation/recommendation statement and other documents (when available) that TRT files with the SEC at the SEC's website at <http://www.sec.gov> and TRT's website at <http://www.totalrealtytrust.com>. In addition, the solicitation/recommendation statement and other documents (when available) filed by TRT with the SEC may be obtained from TRT free of charge by writing to TRT, Attn: Investor Relations, 518 17th Street, 17th Floor, Denver, Colorado 80202.

About Dividend Capital Total Realty Trust Inc.

Dividend Capital Total Realty Trust Inc., a Denver-based REIT, invests in a diversified portfolio of commercial real estate assets. As of June 30, 2010, the company owns 110 properties totaling approximately 24.3 million square feet in 33 geographic markets.

Contact Information

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