UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT
Pursuant to Section 13 OR 15(d) of the
Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): August 21, 2006

CB RICHARD ELLIS GROUP, INC.
(Exact name of registrant as specified in its charter)

Delaware	**001-32205**	**94-3391143**
(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification No.)

100 North Sepulveda Boulevard, Suite 1050, El Segundo, California	**90245**
(Address of Principal Executive Offices)	(Zip Code)

(310) 606-4700
Registrant’s Telephone Number, Including Area Code

Not Applicable
(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12(b))

☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

This Current Report on Form 8-K is filed by CB Richard Ellis Group, Inc., a Delaware corporation (the Company), in connection with the matters described herein.

Item 7.01 Regulation FD Disclosure

The Company is scheduled to meet with investors during the latter part of August 2006. A copy of the presentation to be used at these meetings is furnished as Exhibit 99.1 to this report. The information contained in this report, including the Exhibit attached hereto, shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933, except as shall be expressly set forth by specific reference in such filing.

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

Exhibit No.	Description
99.1	CBRE Investor Presentation

Signature

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Date: August 21, 2006

CB RICHARD ELLIS GROUP, INC.

By: /s/ KENNETH J. KAY
Kenneth J. Kay
Chief Financial Officer

CBRE
CB RICHARD ELLIS

Investor Presentation

August 2006

Forward Looking Statements

CBRE
CB RICHARD ELLIS

This presentation contains statements that are forward looking within the meaning of the Private Securities Litigation Reform Act of 1995, including statements regarding our growth momentum in 2006, future operations and future financial performance. These statements should be considered as estimates only and actual results may ultimately differ from these estimates. Except to the extent required by applicable securities laws, we undertake no obligation to update or publicly revise any of the forward-looking statements that you may hear today. Please refer to our current annual report on Form 10-K (in particular, "Risk Factors") and our current quarterly report on Form 10-Q which are filed with the SEC and available at the SEC's website (http://www.sec.gov), for a full discussion of the risks and other factors that may impact any estimates that you may hear today. We may make certain statements during the course of this presentation which include references to "non-GAAP financial measures", as defined by SEC regulations. As required by these regulations, we have provided reconciliations of these measures to what we believe are the most directly comparable GAAP measures, which are attached hereto within the appendix.

Company Overview

The World Class Commercial Real Estate Services Provider

Leading Global Brand
- 100 years
- 50 countries
- #1 in key cities in U.S., Europe and Asia

Broad Capabilities
- #1 commercial real estate brokerage
- #1 appraisal and valuation
- #1 property and facilities management
- #2 commercial mortgage brokerage
- $21.3 billion in investment assets under management

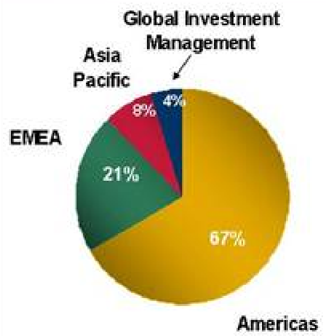
Scale, Diversity and Earnings Power
- 2x nearest competitor
- Thousands of clients, more than 70% of Fortune 100
- Q2 2006 TTM Revenue of $3.2 billion
- Q2 2006 TTM Normalized EBITDA of $532.7 million(1)
- Strong organic revenue and earnings growth

(1) Excludes integration related charges.

Global Reach & Local Leadership

CBRE
CB RICHARD ELLIS

Q2 2006 TTM Revenue by Region



Leading Market Positions

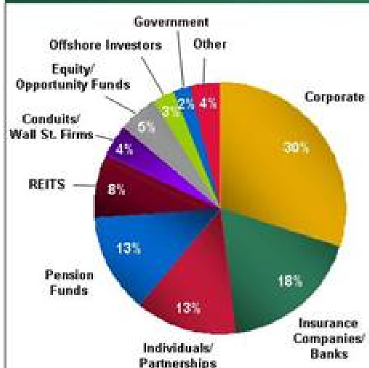
- New York ✓
- London ✓
- Los Angeles ✓
- Chicago ✓
- Sydney ✓
- Paris ✓
- Washington, D.C. ✓
- Madrid ✓
- Singapore ✓

CBRE is unique in offering customers global coverage and leading local expertise.

Diversified Blue Chip Client Base

CBRE
CB RICHARD ELLIS

2005 Revenue by Client Type



Representative Clients

Mitsubishi, Ford, Cardinal Health, Inc., CalPERS, citigroup, Aberdeen, Lloyds TSB, Credit Suisse, AMB, AT&T, GE, AIG, CalSTRS, Boeing, Deka Investmentfonds

Top 20 customers are less than 9% of total revenue.

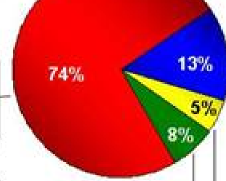
Full Services Platform

CBRE
CB RICHARD ELLIS

Advisory Services

	Revenue Generation
Leasing and sales	Commission
Mortgage brokerage	Commission and Servicing Fees
Valuations, appraisals, research	Assignment and Subscription Fees

Q2 2006 TTM
Americas Revenue



Outsourcing Services

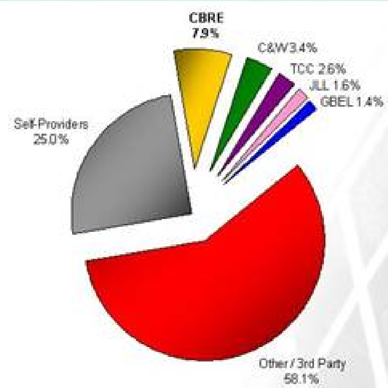
	Revenue Generation
Manages properties for owners	Contractual
Comprehensive corporate real estate services	Contractual

Fragmented Industry

CBRE
CB RICHARD ELLIS

$24 Billion US Commercial Real Estate Services Industry [1]

U.S. Market Share
Top 5 = 16.9% Share



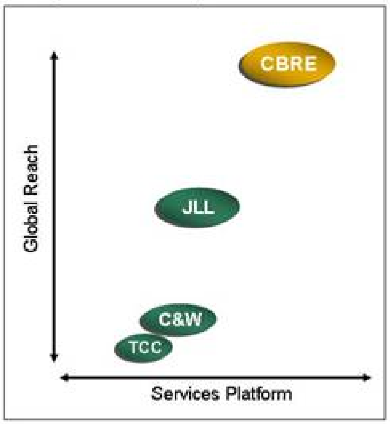
The market has grown at a 4.2% CAGR from 1995 to 2005.

Source: External public filings and management estimates as of 12/31/05.
[1] Excluding investment management.

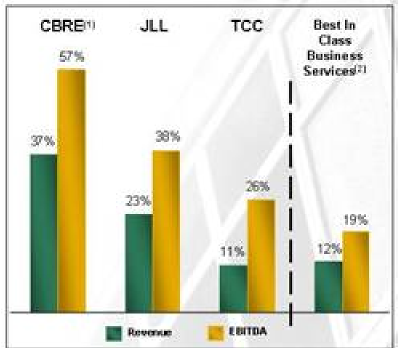
Superior Platform Drives Outperformance

CBRE
CB RICHARD ELLIS

Competitive Landscape



Q2 2003 TTM - Q2 2006 TTM CAGR



	CBG	JLL	TCC	Business Services(2)
FY06 P/E (as of 08/17/06)	15.2x	16.2x	17.2x	19.5x

(1) Excluding merger-related charges, integration expenses and IPO-related compensation expense.
(2) Average based on ABM, ACN, ADP, CBN, FDC, KELYA, MAN, PAYX, RHI, and RMK.

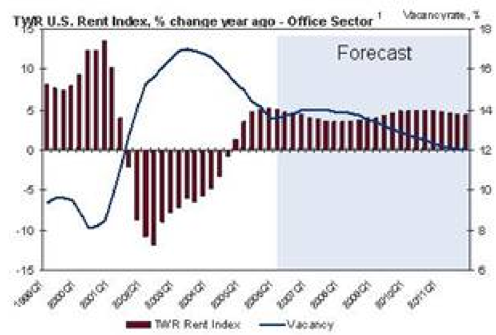
Our full-service, global platform has allowed us to outperform competitors.

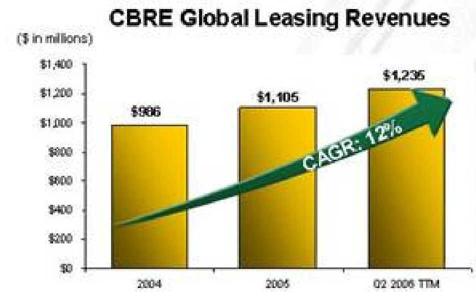
CBRE
CB RICHARD ELLIS

Industry / Company Trends

Favorable Trends – Leasing

CBRE
CB RICHARD ELLIS



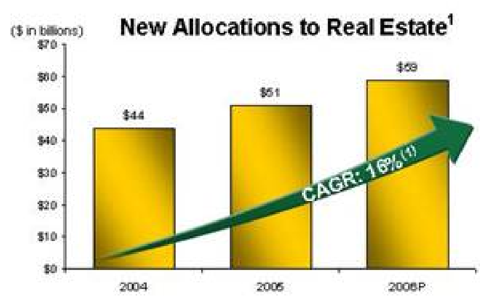


- *Strong net absorption of U.S. commercial real estate*
- *Metropolitan areas dominated by trade linkages, tourism, technology and banking showed the strongest pace of improvement*
- *Recovery in office leasing is now evident across much of Europe*
- *Across Asia, increased office demand has accelerated rental rate growth as vacancy levels have declined.*

1. Source: Torto Wheaton Research, Spring 2006

Favorable Trends – Investment Sales

CBRE
CB RICHARD ELLIS



- *Strong capital flows and improving property income continue to underpin a strong environment for investment sales*
- *Properties are being purchased with more equity capital, lower leverage and higher cash yield expectations*
- *Investment sales activity across Europe continues at a brisk pace as investors continue to show considerable appetite for all property types*
- *Investor confidence and significant funds flowing into the property sector continue to drive solid investment activity in Asia Pacific*

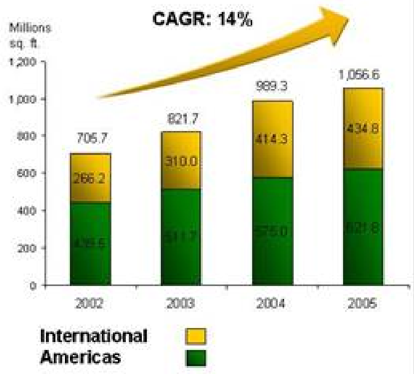
Expected capital flows to real estate continue to increase

1. Source: Real Capital Analytics (U.S. Statistics).

Favorable Trends – Commercial Property & Corporate Facilities Management

CBRE
CB RICHARD ELLIS

Global Growth[1]



U.S. Property Management Growth[2]

- Total portfolio[1] 14.5%
- Number of properties 11.5%
- Average client fee 10.1%

Selected 2nd Quarter 2006 Wins

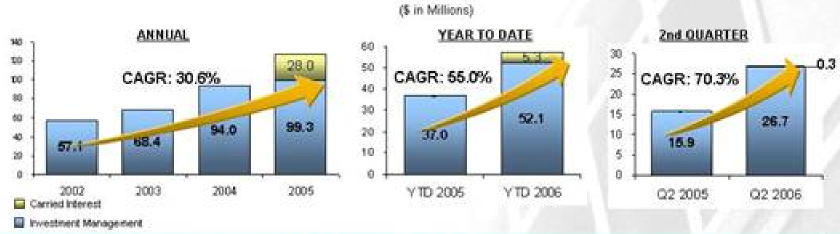
- *JP Morgan Chase - 1.8 million sq. ft. of office properties in the Chicago area. National portfolio now approximately 2.4 million sq. ft.*
- *Invesco - 1.2 million sq. ft. of office and retail properties across the country. National portfolio now 14 million sq. ft.*

1. Includes properties managed by affiliate and partner offices.
2. Compounded annual growth rate (CAGR) from 2002 through 2005.

Favorable Trends – Investment Management

CBRE
CB RICHARD ELLIS

Revenue
($ in Millions)



Investment Management growing faster than the 5.8% growth in institutional ownership of real estate[1]

1. Source: Institutional Real Estate, Inc.

CBRE
CB RICHARD ELLIS

Key Growth Strategies

Growth Drivers

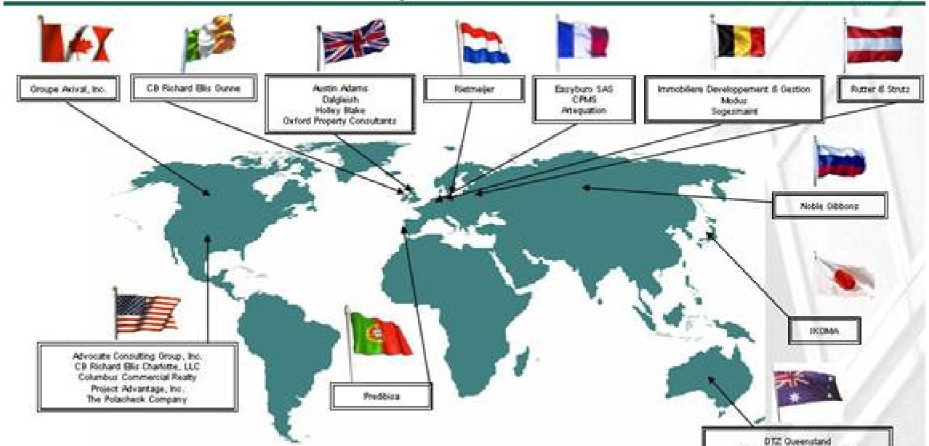
CBRE
CB RICHARD ELLIS

INDUSTRY TRENDS	RELATED STRATEGY
Improving leasing fundamentals	▸ Customer Relationship Management initiative ▸ Expanded "dash-board" for landlord/agency and tenant rep specialists ▸ Foster cross-market referrals and multi-market business development
Corporate outsourcing	▸ Single point-of-contact management ▸ Emphasize multi-market/cross-border capabilities ▸ Focus on Fortune 500 penetration ▸ Invest in enabling IT platforms
Increased vendor consolidation	▸ Capitalize on cross-selling opportunities ▸ Leverage geographic diversity of platform ▸ Capitalize on breadth of service offerings
Continued industry consolidation	▸ Selective in-fill acquisitions to round out service-delivery platform ▸ Buy-in partner/affiliate companies

Growth Drivers

INDUSTRY TRENDS	RELATED STRATEGY
Increased capital allocations to real estate	▸ Leverage demographic-driven investment trends and globalization of capital flows ▸ Leverage expertise across all property types ▸ Aggregate the fragmented private client market
Institutional ownership of real estate	▸ Match risk/return profiles ▸ Develop innovative investment vehicles ▸ Grow assets under management ▸ Capitalize on "feet on the ground" global platform
Capital markets solutions	▸ Single-brand and single-source debt and equity offerings ▸ Increase mortgage origination referrals from other CBRE businesses (up 56% in 2005) ▸ More joint debt-equity business development initiatives

2005 & 2006 In-Fill Acquisitions



- Purchase price for these acquisitions was approximately $212 million
- Associated annual revenue estimated to be approximately $275 million which includes consolidation of revenue resulting from the now majority owned IKOMA
- EBITDA margins expected to be consistent with CBRE margins upon full integration

Vendor Consolidation / Cross Selling

CBRE
CB RICHARD ELLIS

INVESCO

Strategic Account Relationship - Invesco

Services

	1998	2006
Property Mgmt	✔	✔
Leasing	✔	✔
Investment Sales		✔
Research		✔
Valuation		✔
Corporate Services		✔
Project Management		✔

CAGR[1]

Total fees	67% ↑
Valuation	94% ↑
Investment Sales	52% ↑
Lease & manage portfolio	19% ↑

Lease & Management Portfolio (sq. ft.)	
1998	2.1 million
2006 (June)	16.9 million

[1] Compound Annual Growth Rate 2003-2005

Investment Management Business

CBRE
CB RICHARD ELLIS

Global Strategy / Fund Matrix

DEDICATED TEAMS	MANAGED ACCOUNTS	STRATEGIC PARTNERS	SPECIAL SITUATIONS
MAIN CHARACTERISTICS Strategy	CORE/CORE +	VALUE ADDED	VALUE ADDED/OPPORTUNISTIC
% Debt	0 - 50%	50- 70%	75%
Typical Structure	Separate Accounts Open End Funds	Closed End Funds	Closed End Funds Joint Ventures
Coinvestment	No	Yes	Yes
Compounded Annual Growth Rate for Assets Under Management(1)	6%	24%	50%
CBRE Income Stream	Acquisition Fees Asset Management Fees Incentive Fees	Acquisition Fees Asset Management Fees LP Profits Carried Interest	Acquisition Fees Asset Management Fees LP Profits Carried Interest

(1) 2000 – 2005 CAGR.

Growth in Investment Management is supported by an increased capital allocation to real estate and an increase in the institutional ownership of real estate.

CBRE
CB RICHARD ELLIS

Financial Overview

Consistent Long Term Growth

CBRE
CB RICHARD ELLIS

($ in millions)

(1) Normalized EBITDA excludes merger-related and other non-recurring costs, integration costs related to acquisitions and one-time IPO-related compensation expense.

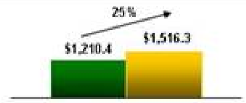
CBRE has consistently outpaced industry growth.

YTD Q2 2006 Business Performance Highlights

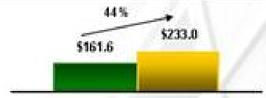
CBRE
CB RICHARD ELLIS

(In millions, except EPS)

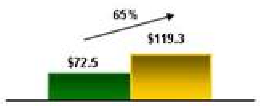
Revenue



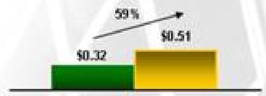
Normalized EBITDA[1]



Net income, as adjusted[1]



EPS, as adjusted[1,2]



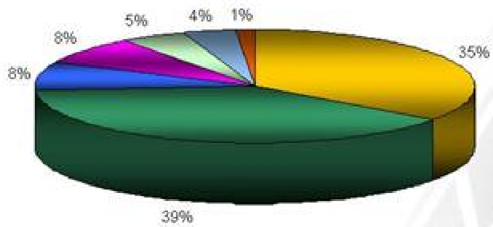
YTD Q2 2005 YTD Q2 2006

Record YTD 2006 Performance

1. Normalized EBITDA, net income, as adjusted and earnings per share, as adjusted exclude one-time items, including integration costs related to acquisitions and certain costs of extinguishment of debt.
2. Diluted earnings per share.

YTD Q2 2006 Revenue Breakdown

CBRE
CB RICHARD ELLIS

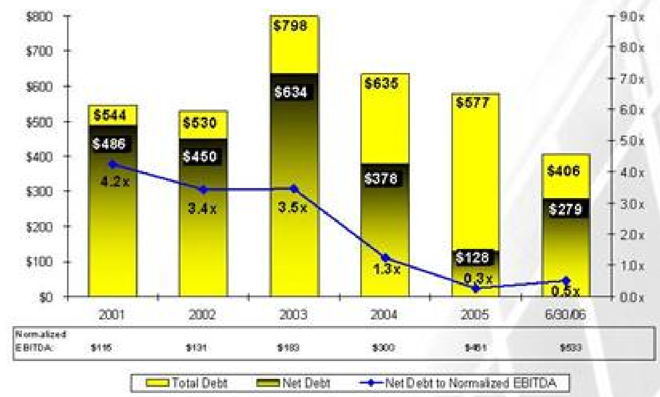


($ in millions)	Six months ended June 30, 2006	2005	% Change
Sales	528.7	443.5	19
Leasing	590.3	460.8	28
Property and Facilities Management	124.8	100.5	24
Appraisal and Valuation	121.2	88.4	37
Commercial Mortgage Brokerage	69.6	60.9	14
Investment Management	59.1	37.0	60
Other	22.6	19.3	17
Total	1,516.3	1,210.4	25

Debt Highlights

CBRE
CB RICHARD ELLIS

($ in millions)



Notes:
- Normalized EBITDA excludes merger-related and other non-recurring costs, integration costs associated with acquisitions and one-time IPO-related compensation expense.
- Total debt excludes non-recourse debt.

Capitalization

CBRE
CB RICHARD ELLIS

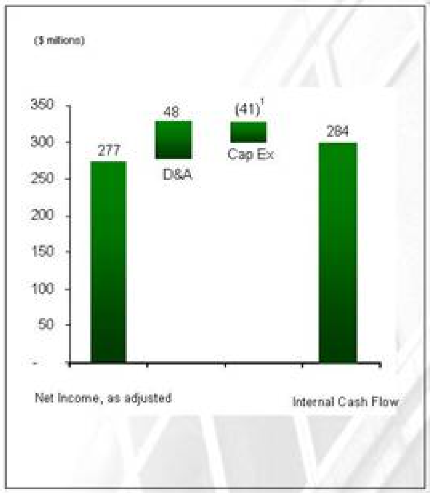
($ in millions)	As of 6/30/2006	12/31/2005	Variance
Cash	**127.3**	449.3	(322.0)
Revolving credit facility	**248.0**	-	248.0
Senior secured term loan tranche B	-	265.2	(265.2)
11 1/4% senior subordinated notes	-	163.0	(163.0)
9 3/4% senior notes	**130.0**	130.0	-
Other debt[1]	**28.4**	19.0	9.4
Total debt	**406.4**	577.2	(170.8)
Stockholders' equity	**920.5**	793.7	126.8
Total capitalization	**1,326.9**	1,370.9	(44.0)
Total net debt	**279.1**	127.9	151.2

1. Excludes $17.7 million and $256.0 million of warehouse facility at June 30, 2006 and December 31, 2005, respectively.

Q2 2006 TTM Normalized Internal Cash Flow

CBRE
CB RICHARD ELLIS

- Strong cash flow generator
  - *$101 million, or 55% improvement from same period last year*
- Low capital intensity
- Utilization of internal cash flow
  - *Debt reduction*
  - *Co-investment activities*
  - *In-fill acquisitions*



1. Represents capital expenditures, net of concessions.

Key Drivers of Earnings Growth

CBRE
CB RICHARD ELLIS

Revenue Growth		Margin Expansion		Deleveraging Balance Sheet		Significant EPS Growth
Market growth Market share gains In-fill acquisitions	+	Operating leverage Fixed cost controls Scalable overhead structure	+	Redemption of high interest rate bonds	=	15% to 20% growth

Revenue growth, margin expansion and deleveraging allow CBRE to achieve substantial earnings growth.

Remember Who We Are

CBRE
CB RICHARD ELLIS

We are:

- A growth-oriented business services enterprise with more than 200 offices around the world
- A full service provider with a diverse suite of services to address any commercial real estate need
- More than 2X the size of our nearest competitor in terms of 2005 revenue
- Focused on growing existing client relationships through cross-selling opportunities and a multi-market approach
- Focused on outperforming the industry in terms of margin expansion and market penetration
- Able to significantly leverage our operating structure
- A strong cash flow generator

We are not:

- Asset intensive
- Capital intensive
- A REIT or direct property owner
- Dependent on a few markets, producers or clients
- Interest rate dependent

CBRE
CB RICHARD ELLIS

Appendix

Reconciliation of Normalized EBITDA to EBITDA to Net Income

CBRE
CB RICHARD ELLIS

($ in millions)	Trailing Twelve Months Q2 2006	Trailing Twelve Months Q2 2005
Normalized EBITDA	532.7	367.5
Less:		
Merger-related charges related to the Insignia acquisition	-	4.1
Integration costs related to acquisitions	5.6	10.3
EBITDA	527.1	353.1
Add:		
Interest income	10.4	9.6
Less:		
Depreciation and amortization	51.5	48.5
Interest expense	54.7	56.6
Loss on extinguishment of debt	22.9	23.9
Provision for income taxes	154.9	90.4
Net income	253.5	143.3
Revenue	3,216.5	2,583.6
Normalized EBITDA Margin	16.6%	14.2%

Reconciliation of Normalized EBITDA to EBITDA to Net Income (Loss)

CBRE
CB RICHARD ELLIS

	Year Ended December 31,				
($ in millions)	2005	2004	2003	2002	2001[1]
Normalized EBITDA	461.3	300.3	183.2	130.7	115.0
Less:					
Merger-related and other non-recurring charges	-	25.6	36.8	-	28.6
Integration costs related to the Insignia acquisition	7.1	14.4	13.6	-	-
IPO-related compensation expense	-	15.0	-	-	-
EBITDA	454.2	245.3	132.8	130.7	86.4
Add:					
Interest income	9.3	6.9	3.6	3.2	4.0
Less:					
Depreciation and amortization	45.5	54.8	92.6	24.6	37.9
Interest expense	54.4	68.1	71.3	60.5	50.0
Loss on extinguishment of debt	7.4	21.1	13.5	-	-
Provision (benefit) for income taxes	138.9	43.5	(6.3)	30.1	19.1
Net income (loss)	217.3	64.7	(34.7)	18.7	(16.6)
Revenue	2,910.6	2,365.1	1,630.1	1,170.3	1,170.8
Normalized EBITDA Margin	15.8%	12.7%	11.2%	11.2%	9.8%

(1) The results of operations for the year ended December 31, 2001 have been derived by combining the results of operations of the company for the period from February 20, 2001 (inception) to December 31, 2001, with the results of operations of CB Richard Ellis Services, Inc. prior to the MBO merger of the two, from January 1, 2001 to July 20, 2001, the date of the merger.

Reconciliation of Normalized EBITDA to EBITDA to Net Income

CBRE
CB RICHARD ELLIS

($ in millions)	Six Months Ended June 30, 2006	2005
Normalized EBITDA	233.0	161.6
Less:		
Integration costs related to acquisitions	3.3	4.8
EBITDA	229.7	156.8
Add:		
Interest income	6.6	5.5
Less:		
Depreciation and amortization	27.2	21.2
Interest expense	27.3	27.0
Loss on extinguishment of debt	22.3	6.8
Provision for income taxes	58.3	42.3
Net income	101.2	65.0

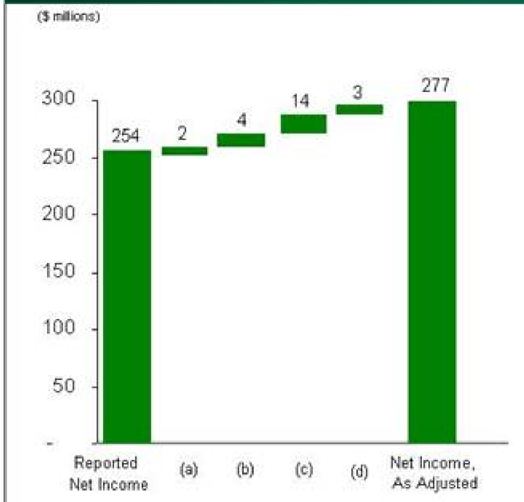
Reconciliation of Net Income to Net Income, As Adjusted

CBRE
CB RICHARD ELLIS

($ in millions)	Six Months Ended June 30, 2006	2005
Net income	101.2	65.0
Amortization expense related to net revenue backlog acquired in acquisitions, net of tax	2.0	-
Integration costs related to acquisitions, net of tax	2.1	3.1
Loss on extinguishment of debt, net of tax	14.0	4.4
Net income, as adjusted	119.3	72.5
Diluted income per share, as adjusted	$ 0.51	$ 0.32
Weighted average shares outstanding for diluted income per share, as adjusted	233,304,306	228,827,433

Reconciliation of Net Income to Net Income, As Adjusted

TTM 2nd Quarter 2006 Results



(a) Amortization expense related to net revenue backlog acquired in acquisitions[1]

(b) Integration costs related to acquisitions[1]

(c) Costs of extinguishment of debt[1]

(d) Tax expense related to the repatriation of foreign earnings under the American Jobs Creation Act of 2004

1. Net of tax.

CBRE
CB RICHARD ELLIS