

**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): **March 13, 2007**

CB RICHARD ELLIS GROUP, INC.

(Exact name of registrant as specified in its charter)

Delaware
(State or other
jurisdiction of
incorporation)

001-32205
(Commission File Number)

94-3391143
(IRS Employer
Identification No.)

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

90245
(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 month of March 2007. A copy of the presentation to be used at these meetings is furnished as Exhibit 99.1. The information contained in this Exhibit shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933, as amended, 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: March 13, 2007

CB RICHARD ELLIS GROUP, INC.

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



Investor Presentation

March 2007

Forward Looking Statements



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 2007, future operations, future financial performance, and the impact of our acquisition of the Trammell Crow Company and related financing. 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") which is 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.

Industry/Company Trends

The World's Premier 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
- ▶ **\$29** billion in investment assets under management⁽¹⁾
- ▶ **\$8** billion of development projects in process/pipeline⁽¹⁾

Scale, Diversity and Earnings Power

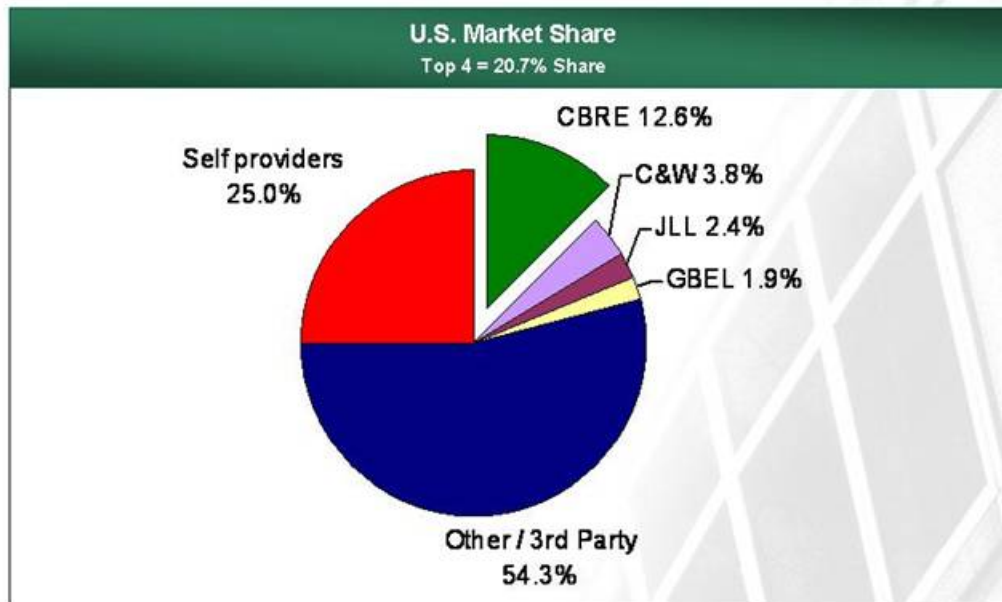
- ▶ **2.5x** nearest competitor
- ▶ Thousands of clients, 85% of Fortune 100
- ▶ 2006 combined CBRE & TCC Revenue of approximately \$5 billion
- ▶ 2006 combined CBRE & TCC EBITDA of \$759 million⁽²⁾
- ▶ Strong organic revenue and earnings growth

(1) As of 12/31/2006.

(2) EBITDA excludes one-time items, including integration costs related to acquisitions and income related to investment in Savills. Combined normalized EBITDA includes \$107.1 million for TCC for the period January 1, 2006 through December 31, 2006.

Further Strengthens Our #1 Position in a Fragmented Market

\$26 Billion US Commercial Real Estate Services Industry ⁽¹⁾



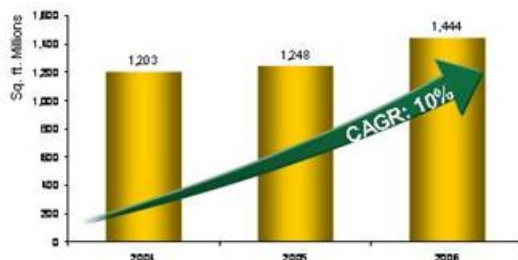
The market is large but still highly fragmented and has grown at a 4.3% CAGR from 1996 to 2006.

Source: Full year 2006 external public filings and management estimates.
(1) Excludes investment management and includes reimbursable expenses.

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Outsourcing Services

► Global Property and Facilities Management¹



► Global Project Management

► Corporate Services

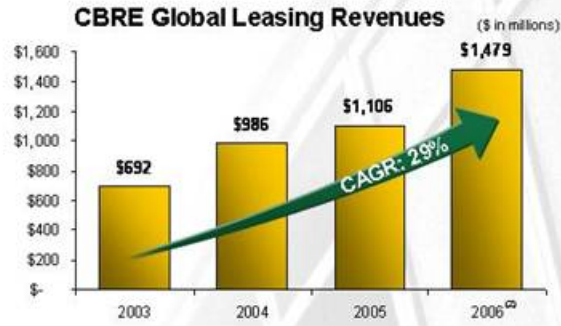
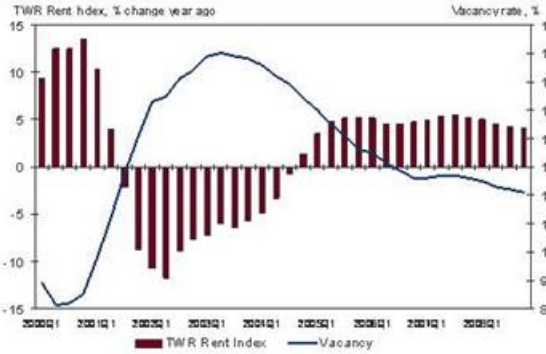
► Outsourcing Services is approximately 23% of total combined revenues



(1) Represents combined data for CBRE and TCC. Does not include joint ventures and affiliates.

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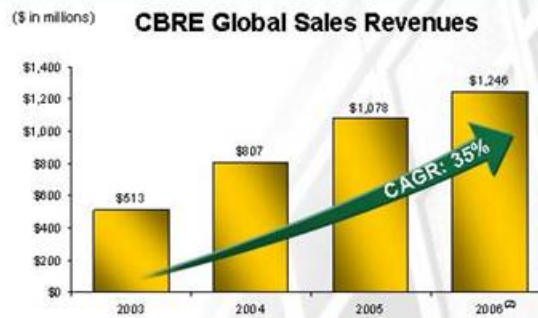
Leasing



- ▶ Global economic expansion fuels improved leasing market fundamentals
- ▶ In U.S., strong net absorption coupled with low construction deliveries results in significant rent increases
- ▶ Expanding European leasing market recovery produces double-digit rent gains in London, Paris, Madrid and other major cities
- ▶ In Asia, market conditions are tight as significant corporate expansion converges with limited class A supply

(1) Source: Toronto Wheaton Research, Winter 2007
 (2) Includes Trammell Crow Company revenue for the period December 20, 2006 through December 31, 2006.

Investment Sales

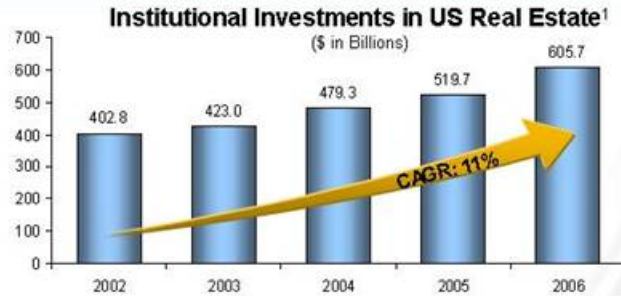


- ▶ Strong capital flows and improved leasing fundamentals continue to underpin investment sales market
- ▶ Institutional investors continue to increase allocations to real estate
 - 16.5% yoy growth to \$605.7 billion in U.S. (2006 vs. 2005)
- ▶ Europe experiencing increased capital movement across borders
 - Foreign-sourced purchases account for 46% of the total investment in European real estate in 2006
- ▶ High-growth markets in Asia remain attractive for investment capital

Expected capital flows to real estate continue to increase

▶ Source: Real Capital Analytics. Hotel transactions and REIT privatization transactions are not included in 2005 and 2006 to be consistent with prior years when this information was not tracked.
 ▶ Includes Trammell Crow Company revenue for the period December 20, 2006 through December 31, 2006.

Investment Management



Investment Management growing faster than the 11% growth in institutional ownership of real estate¹

(1) Source: IREI and ULI

Investment Management

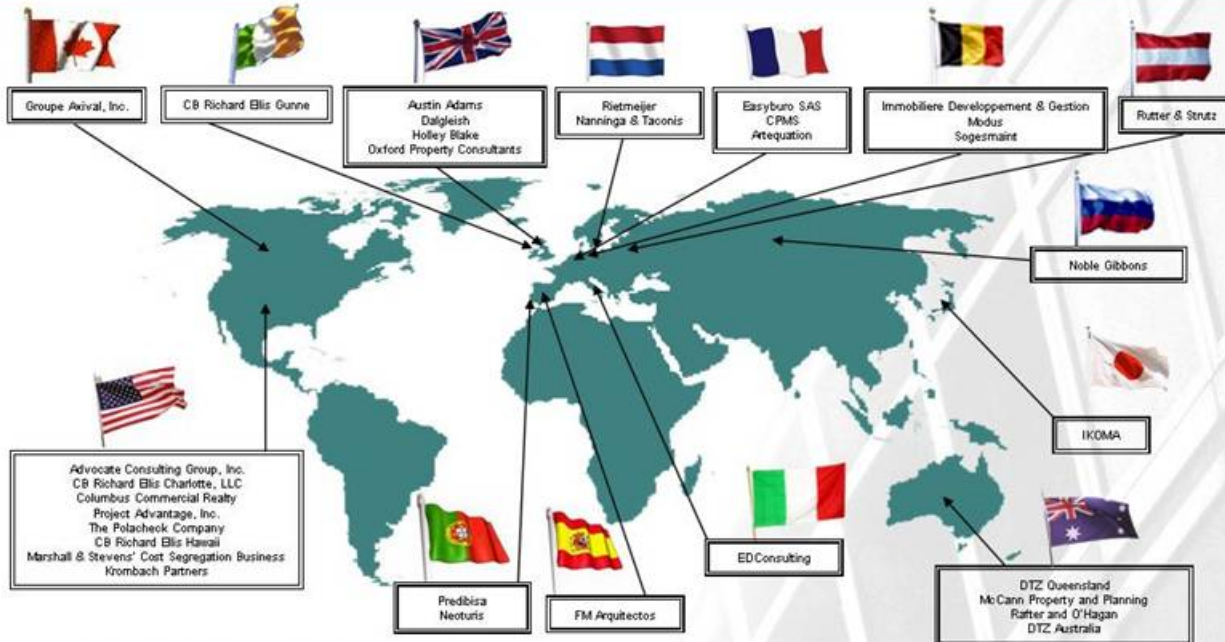
Global Strategy / Fund Matrix

	DEDICATED TEAMS	MANAGED ACCOUNTS	STRATEGIC PARTNERS	SECURITIES
Investment Style Strategy	CORE/CORE +	VALUE ADDED/OPPORTUNISTIC	CORE/HIGH YIELD/MAX APPRECIATION	
% Debt	0 - 50%	50- 75%	N/A	
Typical Structure	Separate Accounts Open End Funds	Closed End Funds	Separate Accounts	
Coinvestment	No	Yes	No	
Compounded Annual Growth Rate for Assets Under Management ⁽¹⁾	15%	62%	100%	
CBRE Income Stream	Acquisition Fees Asset Management Fees Incentive Fees	Acquisition Fees Asset Management Fees LP Profits Carried Interest	Asset Management Fees Incentive Fees	

(1) 12/31/2000 – 12/31/2006 CAGR.

Growth in Investment Management is supported by an increase in the institutional ownership of real estate.

2005 – 2007 YTD In-Fill Acquisitions



- ▶ Purchase price for these acquisitions was approximately \$253 million
- ▶ Associated annual revenue estimated to be approximately \$318 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

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Trammell Crow Company Acquisition

- ▶ **Business is comprised of: Global Corporate Services (GCS) and Development Services**
 - GCS consists of the following businesses:
 - Property & Facilities Management
 - Project Management
 - Corporate Advisory
 - Transaction Management
- ▶ **Statistics**
 - # of Employees – 7,600
 - # of Project Managers – 1,600
 - # of Offices – 71
- ▶ **Revenue of approximately \$1 billion**
 - Further diversification of revenue mix
 - Significant revenue synergy potential
- ▶ **Transaction expected to produce net synergies of \$65M**
- ▶ **Projected EPS accretion in the low teens**

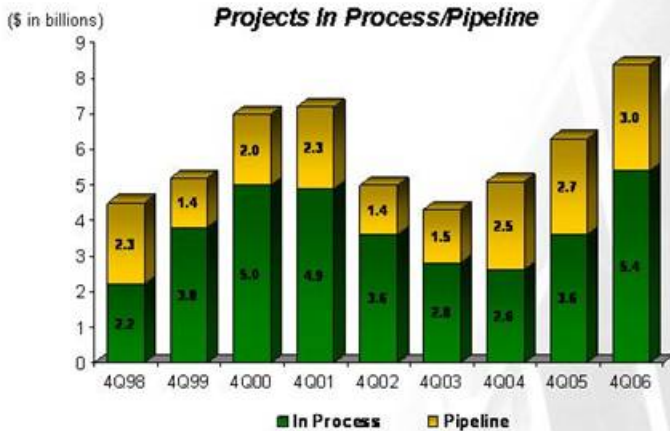
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Overview

- ▶ Development Services is a merchant development business
 - Co-invests alongside equity of institutional partners
 - Develops properties for user/investor clients on a fee basis without co-investing in the projects
 - Does not seek to own development projects long term

Revenue and EBITDA Characteristics

- ▶ Fees received for its services, principally
 - Development fees
 - Construction fees
- ▶ Incentive fees and promoted interests on certain investments
- ▶ Significant income is generated from gains, which are not recognized uniformly from year-to-year or quarter-to-quarter

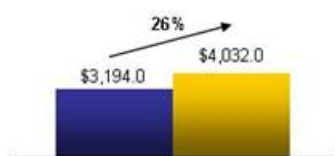


Financial Overview

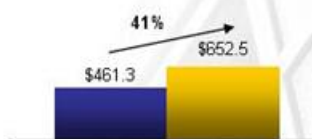
2006 Record Business Performance Highlights¹

(In millions, except EPS)

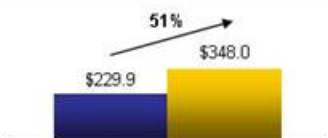
Revenue



Normalized EBITDA²



Net income, as adjusted²



EPS, as adjusted^{2,3}



■ 2005 ■ 2006

Expected 2007 diluted EPS, as adjusted, growth of approximately 25-30%

1. Performance is based on 2006 CBRE standalone plus Trammell Crow Company from December 20, 2006 to December 31, 2006.
2. Normalized EBITDA, net income, as adjusted and earnings per share, as adjusted exclude one-time items, including integration costs related to acquisitions, income related to investment in Savills and certain costs of extinguishment of debt.
3. Diluted earnings per share.

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Consistent Long Term Growth

(\$ in millions)

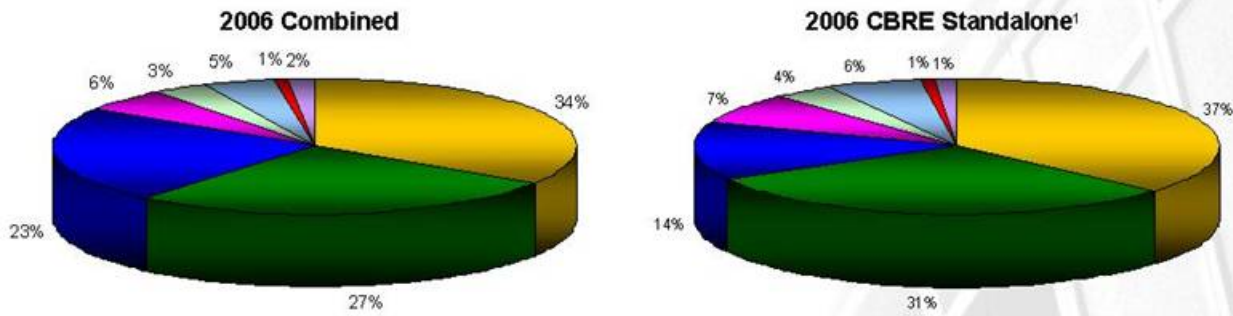


CBRE has consistently outpaced industry growth.

- (1) Normalized EBITDA excludes merger-related and other non-recurring costs, integration costs related to acquisitions, one-time IPO-related compensation expense and income related to investment in Savills.
- (2) Reimbursable expense amount is estimated.
- (3) Combined normalized EBITDA includes \$107.1 million related to TCC for the period January 1, 2006 through December 20, 2006.

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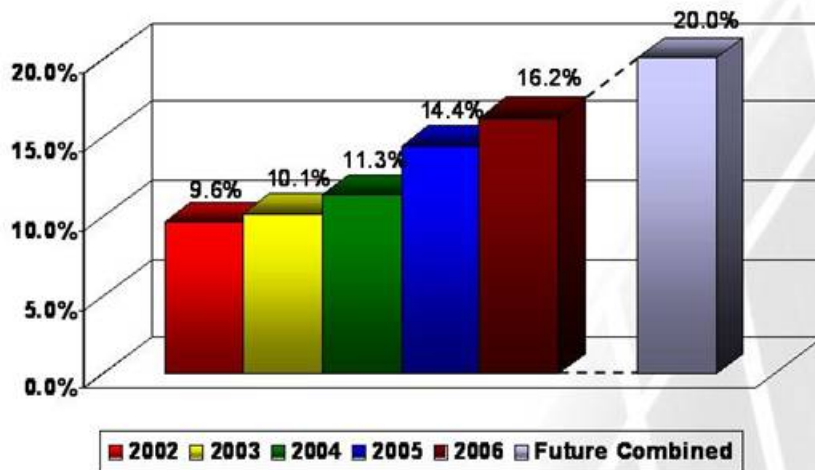
2006 Revenue Breakdown



(\$ in millions)	Year ended December 31,			% Change
	2006 Combined	2006	2005	
Leasing	1,709.0	1,478.9	1,105.8	34
Sales	1,359.0	1,245.9	1,077.8	18
Property and Facilities Management	1,145.0	567.5	492.0	15
Appraisal and Valuation	288.2	288.2	202.4	42
Commercial Mortgage Brokerage	157.5	157.5	140.4	12
Investment Management	232.7	232.7	127.7	82
Development Services	40.2	6.4	-	N/A
Other	80.8	55.0	47.9	15
Total	5,012.4	4,032.0	3,194.0	26

(1) CBRE standalone includes Trammell Crow Company revenue for the period December 20, 2006 through December 31, 2006.

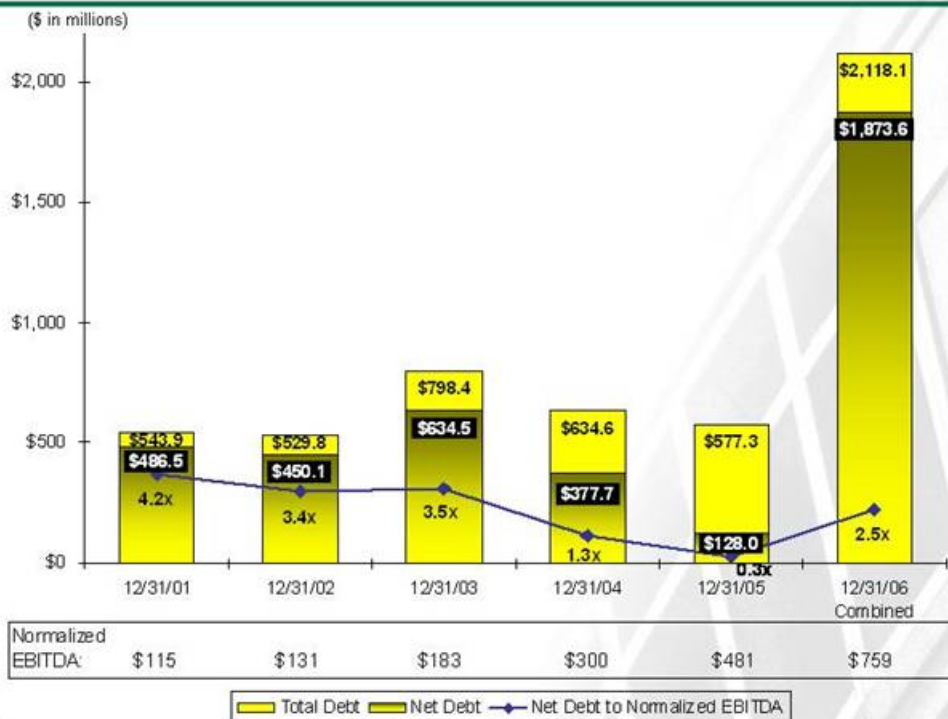
Normalized EBITDA Margins¹



CBRE has consistently improved its EBITDA margin.

1. Normalized EBITDA margins exclude merger-related and other non-recurring costs, integration costs related to acquisitions, one-time IPO-related compensation expense and income related to investment in Savills.

Debt Highlights



Notes:

- Normalized EBITDA excludes merger-related and other non-recurring costs, integration costs related to acquisitions, one-time IPO-related compensation expense, and income related to investment in Savills. 2006 combined normalized EBITDA includes \$107.1 million for TCC for the period January 1, 2006 through December 31, 2006.
- Total debt excludes non-recourse debt.

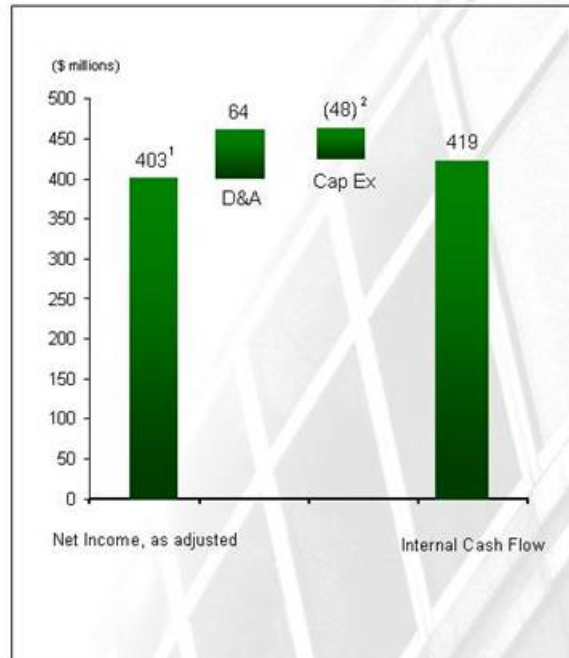
Capitalization

(\$ in millions)	As of		Variance
	12/31/2006	12/31/2005	
Cash	244.5	449.3	(204.8)
Revolving credit facility	-	-	-
Senior secured term loan tranche A	973.0	-	973.0
Senior secured term loan tranche B	1,100.0	265.2	834.8
11 ^{1/4} % senior subordinated notes	-	163.0	(163.0)
9 ^{3/4} % senior notes	3.3	130.0	(126.7)
Notes payable on real estate ¹	17.4	-	17.4
Other debt ²	24.4	19.0	5.4
Total debt	2,118.1	577.2	1,540.9
Stockholders' equity	1,181.6	793.7	387.9
Total capitalization	3,299.7	1,370.9	1,928.8
Total net debt	1,873.6	127.9	1,745.7

1. Represents notes payable on real estate in Development Services that are recourse to the Company. Excludes non-recourse notes payable on real estate of \$329.7 million.
2. Excludes \$104.0 million and \$256.0 million of warehouse facility at December 31, 2006 and 2005, respectively.

2006 Combined Normalized Internal Cash Flow

- ▶ Strong cash flow generator
- ▶ Low capital intensity
- ▶ Utilization of internal cash flow
 - Debt reduction
 - Co-investment activities
 - Development
 - In-fill acquisitions



1. Includes \$55 million of Trammell Crow net income, as adjusted for the period January 1, 2006 through December 20, 2006.
2. Represents capital expenditures, net of concessions.

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Remember Who We Are

We are:

- ▶ A growth-oriented business services enterprise with more than 400 offices around the world (including partner and affiliate offices)
- ▶ A full service provider with a diverse suite of services to address any commercial real estate need
- ▶ Approximately 2.5x the size of our nearest competitor in terms of 2006 combined 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 sensitive

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Appendix

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

(\$ in millions)	Year Ended December 31,				
	2006	2005	2004	2003	2002
Normalized EBITDA	652.5	461.3	300.3	183.2	130.7
Less:					
Merger-related and other non-recurring charges	-	-	25.6	36.8	-
Integration costs related to acquisitions	7.6	7.1	14.4	13.6	-
Income related to investment in Savills	(8.6)				
One-time compensation expense related to the initial public offering			15.0	-	-
EBITDA	653.5	454.2	245.3	132.8	130.7
Add:					
Interest income	9.8	9.3	4.3	3.6	3.2
Less:					
Depreciation and amortization	67.6	45.5	54.9	92.6	24.6
Interest expense	45.0	54.3	65.4	71.3	60.5
Loss on extinguishment of debt	33.8	7.4	21.1	13.5	-
Provision (benefit) for income taxes	198.3	138.9	43.5	(6.3)	30.1
Net income (loss)	318.6	217.3	64.7	(34.7)	18.7
Revenue	4,032.0	3,194.0	2,647.1	1,810.1	1,361.8
Normalized EBITDA Margin	16.2%	14.4%	11.3%	10.1%	9.6%

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Reconciliation of Net Income to Net Income, As Adjusted

(\$ in millions)	Year Ended Dec. 31,	
	2006	2005
Net income	318.6	217.3
Amortization expense related to net revenue backlog and incentive fees acquired in acquisitions, net of tax	9.7	-
Integration costs related to acquisitions, net of tax	4.6	4.5
Income related to investment in Savills, net of tax	(5.2)	-
Loss on extinguishment of debt, net of tax	20.3	4.6
Tax expense related to the repatriation of foreign earnings under the American Jobs Creation Act of 2004	-	3.5
Net income, as adjusted	348.0	229.9
Diluted income per share, as adjusted	\$ 1.48	\$ 1.00
Weighted average shares outstanding for diluted income per share, as adjusted	235,118,341	229,855,056