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): May 8, 2007

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 month of May 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: May 8, 2007

CB RICHARD ELLIS GROUP, INC.

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

Exhibit 99.1

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Investor Presentation

May 2007

Forward Looking Statements

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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 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.

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Company Overview

The World Class Commercial Real Estate Services Provider

CBRE
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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
- **$30.6** billion in investment assets under management(1)
- **$8.4** billion of development projects in process/pipeline(1)

Scale, Diversity and Earnings Power

- **2.5x** nearest competitor
- Thousands of clients, 85% of Fortune 100
- Q1 2007 TTM combined CBRE & TCC Revenue of $5.3 billion(2)
- Q1 2007 TTM combined CBRE & TCC EBITDA of $832.5 million(3)
- Strong organic revenue and earnings growth

(1) As of 3/31/2007.
(2) Combined Revenue includes $764.7 million for TCC for the period April 1, 2006 through December 20, 2006.
(3) EBITDA excludes one-time items, including merger-related costs, integration costs related to acquisitions, and a loss on trading securities acquired in the TCC acquisition. Combined normalized EBITDA includes $102.1 million for TCC for the period April 1, 2006 through December 20, 2006.

Milestones

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FORTUNE
- #520 on Fortune 1000 for 2006

Forbes
- Selected by Forbes as one of 130 Global Superstars

BusinessWeek
- Ranked #16 among BusinessWeek's top 50 companies of 2006

STANDARD & POOR'S
- Third best performer in S&P 500 since IPO*

The Lipsey Company
- #1 brand for six consecutive years

EUROMONEY
- Global Real Estate Advisor of the Year

2007 The Global Outsourcing 100 IAOP
- Global Outsourcing 100

Estates gazette
- Property Advisor of the Year

CPN
- World's Most Powerful Brokerage Firm

National Real Estate Investor
- World's Top Brokerage Firm

* As of 3/30/07

Global Reach & Local Leadership

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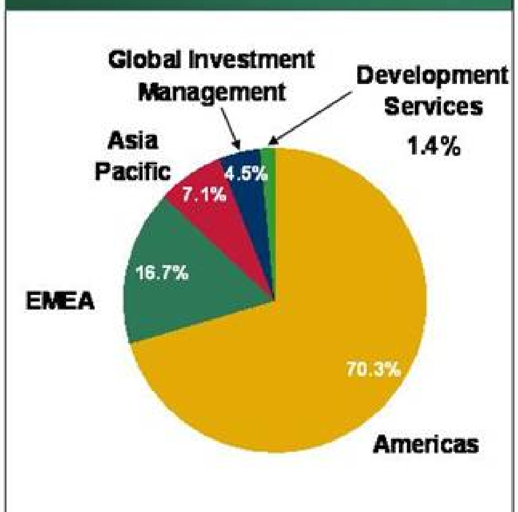
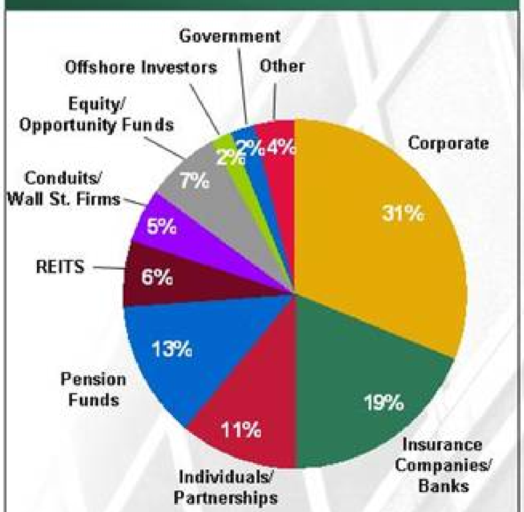
2006 Revenue by Region (1)



2006 Revenue by Client Type (2)



Diversified revenue spread across broad base of clients with no concentration.

(1) Includes TCC revenue.
(2) Does not include TCC.

#1 Position in a Fragmented Market

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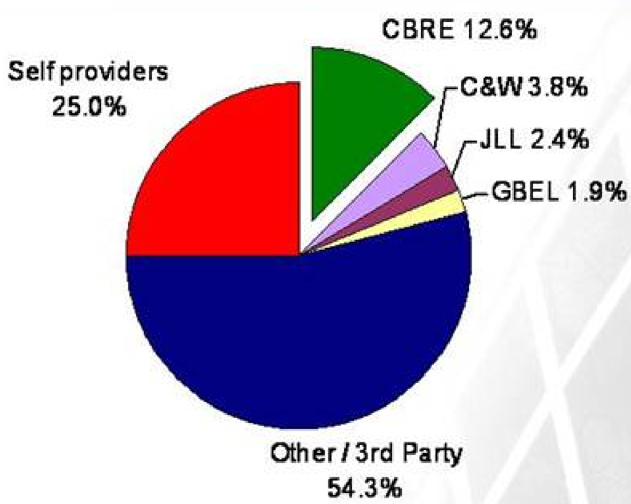
$26 Billion US Commercial Real Estate Services Industry (1)

U.S. Market Share
Top 4 = 20.7% Share



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 development. Includes reimbursable expenses.

Outsourcing Services

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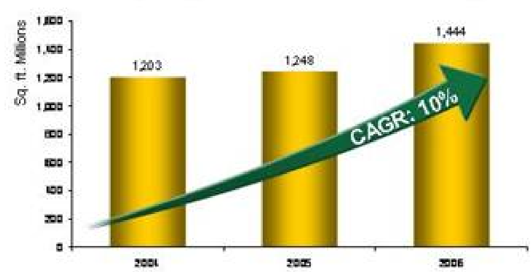
- **Global Property and Facilities Management**[1]



- Global Project Management
- Corporate Services
- Outsourcing Services is approximately 23% of total combined Q1 2007 TTM revenues

85 of the Fortune 100

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

Leasing

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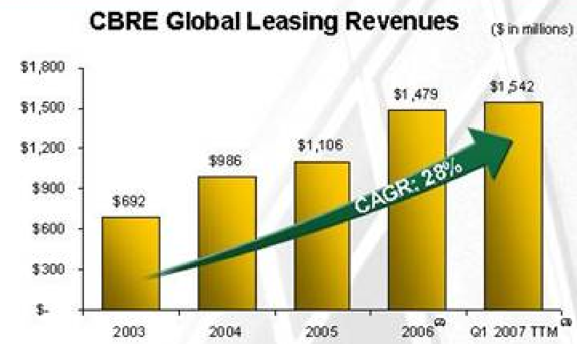

- *Global economic expansion fuels improved leasing markets and higher rents*
- *In U.S., office rents rose 5.6% yoy in 1Q 07*[1]
- *High leasing levels in Europe produce strong rent gains in London, Paris, Madrid and a growing number of cities*
- *In Asia, market conditions are tight as significant corporate expansion converges with limited class A supply*

(1) Source: Torto Wheaton Research
(2) Includes TCC revenue for the period December 20, 2006 through December 31, 2006.
(3) Includes TCC for the period December 20, 2006 through March 31, 2007.

Investment Sales

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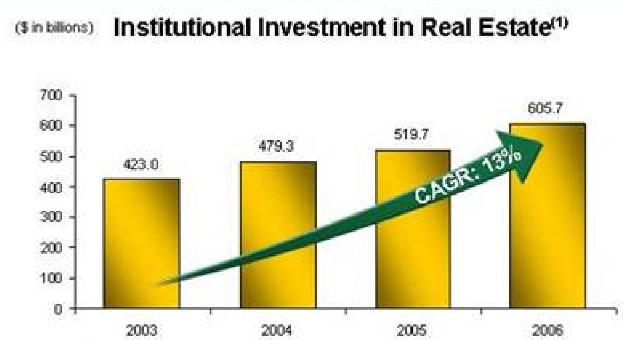
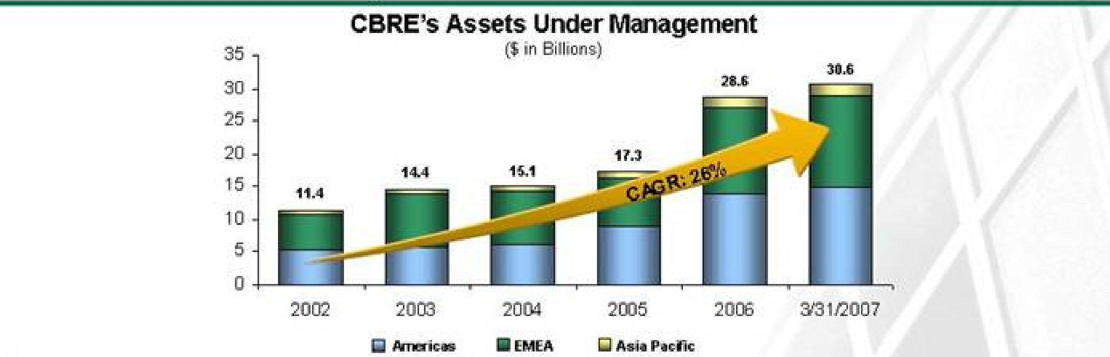


- *Strong capital flows and rising rents continue to underpin the investment sales market*
- *High level of allocations to real estate by institutional investors*
  - *57% yoy growth in 1Q 07 to $87.1 billion in U.S.*[4]
- *Europe experiencing increased capital movement across borders*
  - *Foreign-sourced 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

(1) Source: IREI and ULI
(2) Includes TCC revenue for the period December 20, 2006 through December 31, 2006.
(3) Includes TCC revenue for the period December 20, 2006 through March 31, 2007.
(4) Source: Real Capital Analytics

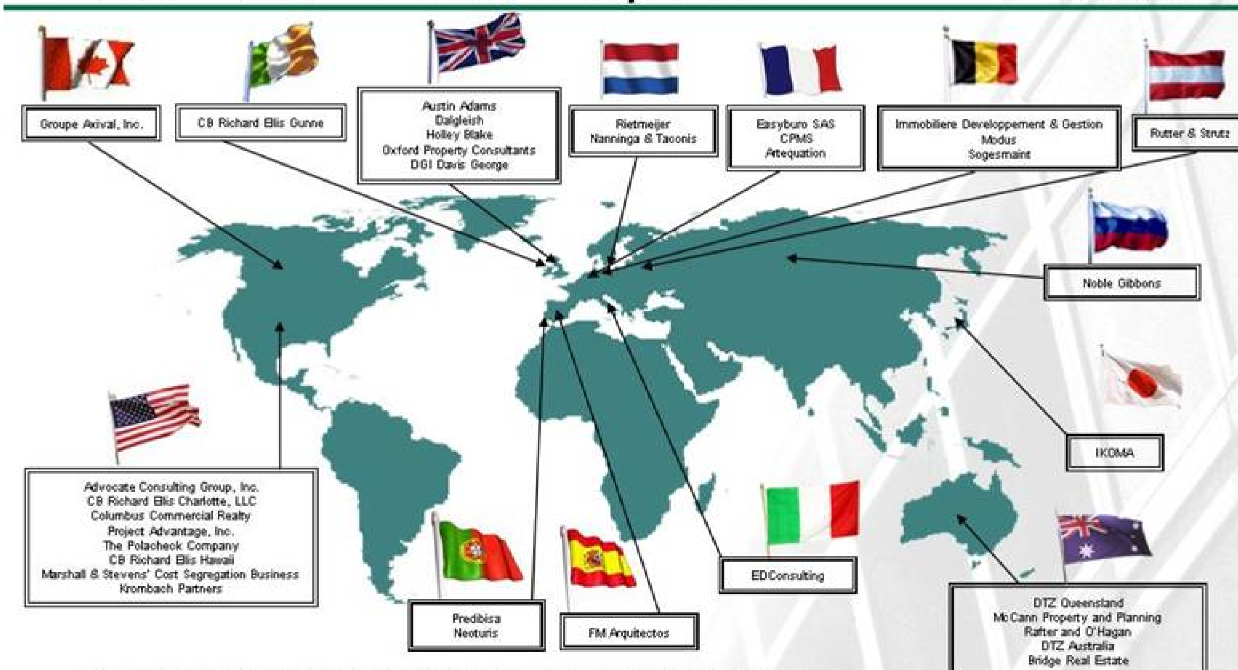
Investment Management



Investment Management growing faster than the 13% growth in institutional ownership of real estate[1]

(1) Source: IREI and ULI

2005 – 2007 YTD In-Fill Acquisitions



- Purchase price for these acquisitions was approximately $261 million
- Associated annual revenue estimated to be approximately $323 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

Trammell Crow Company Acquisition

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- 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 Offices – 71
- Revenue of approximately $1 billion
  - Further diversification of revenue mix
  - Significant revenue synergy potential
- Complementary alignment, in particular our strength in Transaction Management is a perfect match with their strength in Property & Facilities Management and other outsourcing services
- Enhances operating leverage potential
- Transaction expected to produce net synergies of $65M
- Projected EPS accretion in the low teens

Development Services

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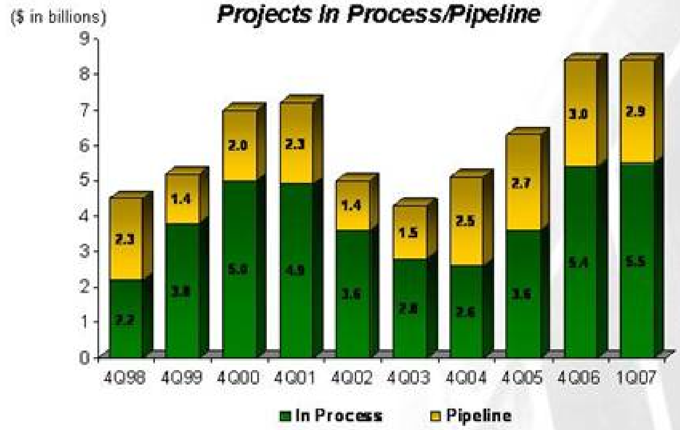
Overview

- 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

Projects In Process/Pipeline



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Financial Overview

Consistent Long Term Growth

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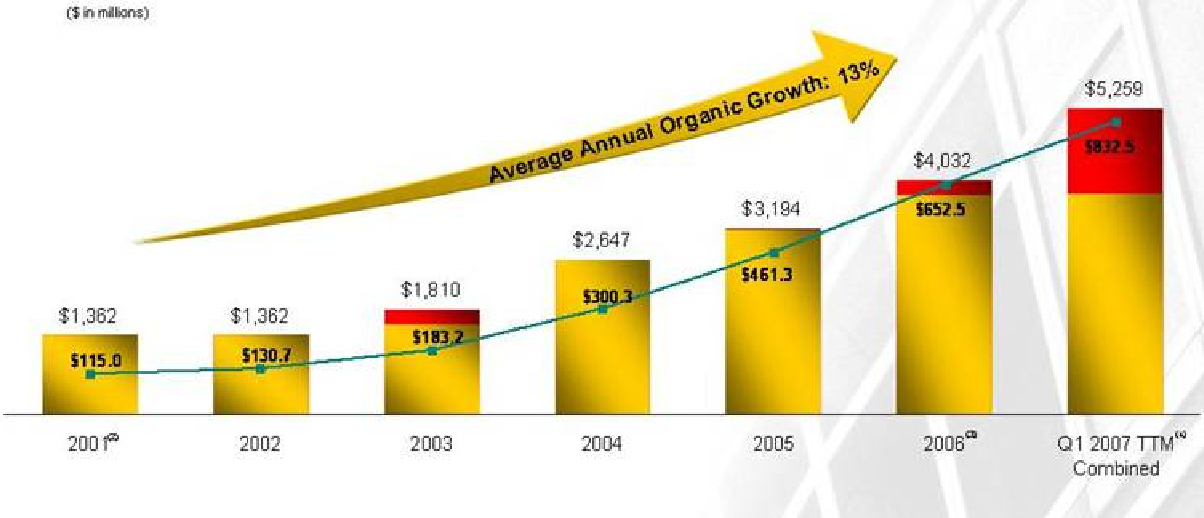
($ in millions)



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 gains/losses on trading securities acquired in the TCC acquisition.
(2) Includes an amount for reimbursement of expenses, which has been estimated.
(3) Includes TCC activity for the period December 20, 2006 through December 31, 2006
(4) Combined normalized EBITDA includes $102.1 million for TCC for the period April 1, 2006 through December 20, 2006.

2006 Record Business Performance Highlights[1]

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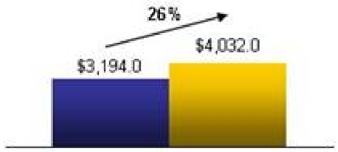
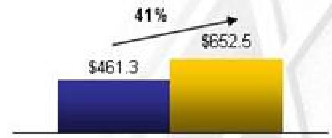
(In millions, except EPS)

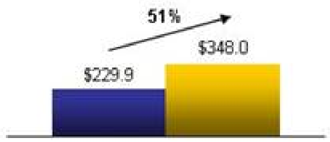
Revenue



Normalized EBITDA[2]



Net income, as adjusted[2]



EPS, as adjusted[2,3]

2005 2006

1. Performance is based on 2006 CBRE standalone plus TCC activity 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, gains on trading securities acquired in the TCC acquisition (Savills) and certain costs of extinguishment of debt.
3. Diluted earnings per share.

2006 Revenue Breakdown

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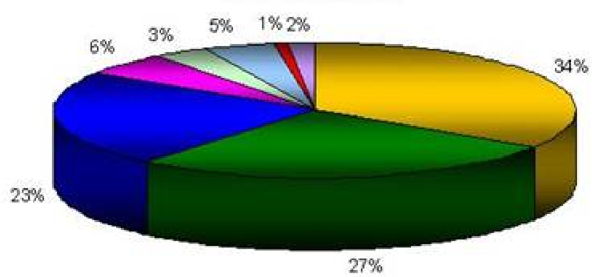
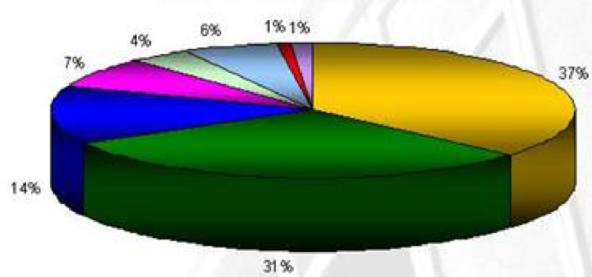
2006 Combined



2006 CBRE Standalone[1]



($ in millions)	2006 Combined	Year ended December 31, 2006	2005	% Change
Leasing	1,709.0	1,478.9	1,105.8	34
Sales	1,359.0	1,245.9	1,077.8	16
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 TCC revenue for the period December 20, 2006 through December 31, 2006.

Q1 2007 Record Business Performance Highlights[1]

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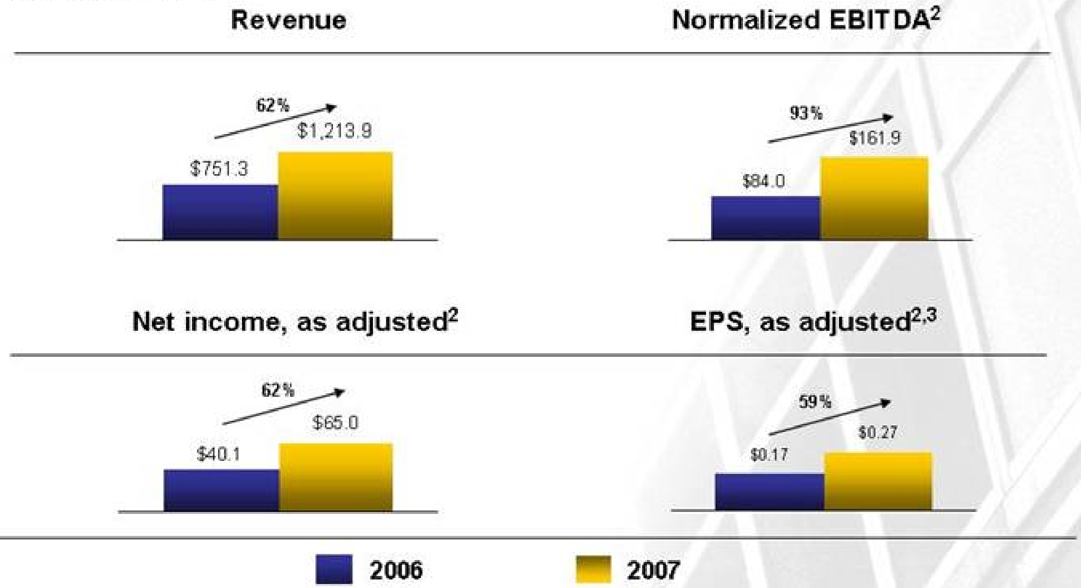
(In millions, except EPS)



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

1. Q1 2006 does not include TCC activity
2. Normalized EBITDA, net income, as adjusted and earnings per share, as adjusted exclude one-time items, including merger-related costs, integration costs related to acquisitions, and a loss on sale of trading securities acquired in the TCC acquisition.
3. Diluted earnings per share.

Normalized EBITDA Margins[1]

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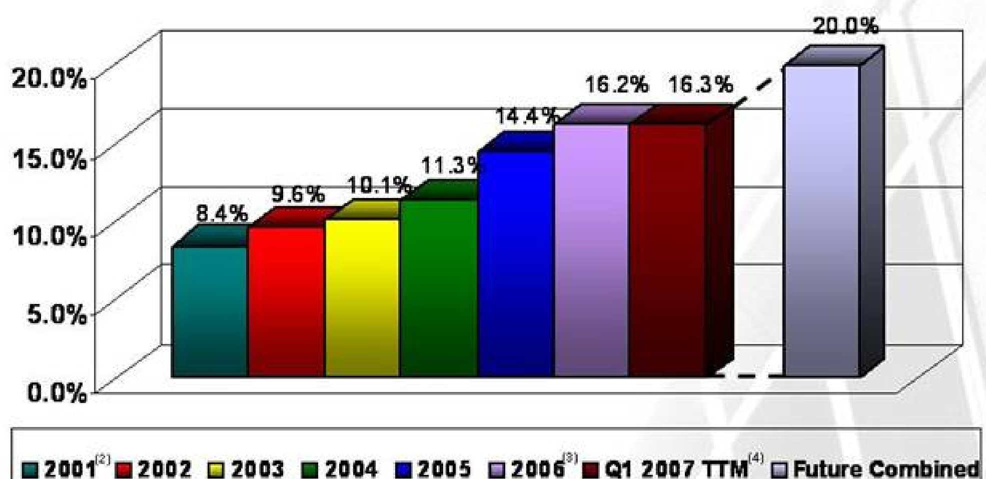

CBRE has consistently improved its EBITDA margin.

1. Normalized EBITDA margins exclude merger-related and other non-recurring costs, integration costs related to acquisitions, one-time IPO-related compensation expense and gains/losses on trading securities acquired in the TCC acquisition.
2. 2001 reimbursements are estimated.
3. Includes TCC activity for the period December 20, 2006 through December 31, 2006.
4. Q1 2007 TTM includes TCC for the period December 20, 2006 through March 31, 2007.

Debt Highlights

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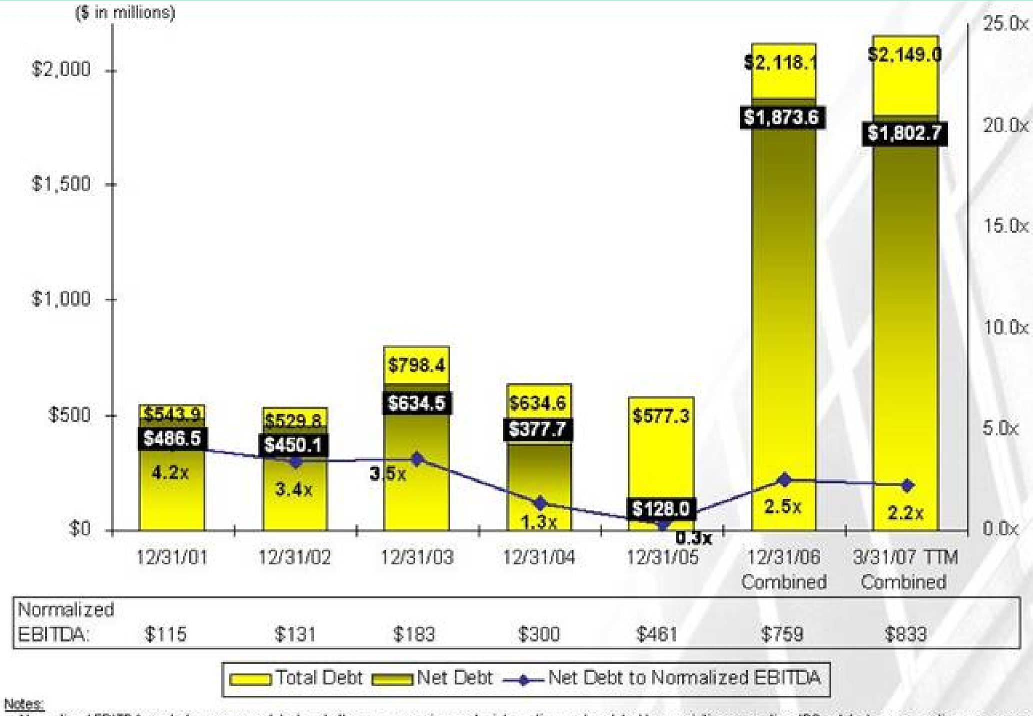

Notes:
- Normalized EBITDA excludes merger-related and other non-recurring costs, integration costs related to acquisitions, one-time IPO-related compensation expense and gains/losses on trading securities acquired in the TCC acquisition.
- 2006 combined normalized EBITDA includes $106.5 million for TCC for the period January 1, 2006 through December 20, 2006.
- 3/31/07 TTM Combined Normalized EBITDA includes $102.1 million for TCC for the period April 1, 2006 through December 20, 2006.
- Total debt excludes non-recourse debt.

Capitalization

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($ in millions)	As of 3/31/2007	As of 12/31/2006	Variance
Cash	**346.3**	244.5	101.8
Revolving credit facility	**41.0**	-	41.0
Senior secured term loan tranche A	**973.0**	973.0	-
Senior secured term loan tranche B	**1,097.3**	1,100.0	(2.7)
9 3/4% senior notes	**3.3**	3.3	-
Notes payable on real estate[1]	**17.0**	17.4	(0.4)
Other debt[2]	**17.4**	24.4	(7.0)
Total debt	**2,149.0**	2,118.1	30.9
Stockholders' equity	**1,199.4**	1,181.6	17.8
Total capitalization	**3,348.4**	3,299.7	48.7
Total net debt	**1,802.7**	1,873.6	(70.9)

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 $369.0 million and $329.6 million at March 31, 2007 and December 31, 2006, respectively.
2. Excludes $27.2 million and $104.0 million of warehouse facility at March 31, 2007 and December 31, 2006, respectively.

Q1 2007 TTM Combined Normalized Internal Cash Flow

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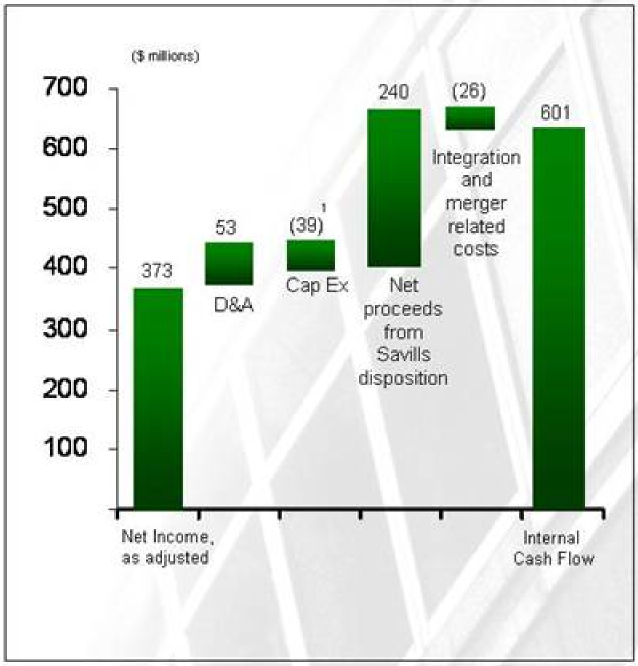
- Strong cash flow generator
- Low capital intensity
- Utilization of internal cash flow
  - *Debt reduction*
  - *Co-investment activities*
  - *Development*
  - *In-fill acquisitions*



1 Represents capital expenditures, net of concessions.

2007 Key Drivers of Earnings Growth

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Revenue Growth		Margin Expansion		Deleveraging Balance Sheet		Significant EPS Growth
▸ Market growth ▸ Market share gains ▸ Cross selling ▸ In-fill acquisitions	+	▸ Synergy savings ▸ Operating leverage ▸ Fixed cost controls ▸ Scalable overhead structure	+	▸ Term loan pay down	=	▸ Estimated 30% growth
2006 revenue growth = 26%		*2006 Normalized EBITDA growth = 41%*		*2006 net debt paydown: $548.9 million*		*2006 Adjusted EPS growth = 48%*

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

CBRE's Stock Performance vs. the S&P 500

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3rd best performer in the S&P since IPO (1)

(1) As of 3/30/07

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Appendix

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

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($ in millions)	Q1 2007 TTM	2006	2005	2004	2003	2002
		Year Ended December 31,				
Normalized EBITDA	730.4	652.5	461.3	300.3	183.2	130.7
Less:						
Merger-related and other non-recurring charges	31.8	-	-	25.6	36.8	-
Loss(Gain) on trading securities acquired in the Trammell Crow Company acquisition	25.1	(8.6)				
Integration costs related to acquisitions	18.4	7.6	7.1	14.4	13.6	-
One-time compensation expense related to the initial public offering				15.0	-	-
EBITDA	655.1	653.5	454.2	245.3	132.8	130.7
Add:						
Interest income	13.2	9.8	9.3	4.3	3.6	3.2
Less:						
Depreciation and amortization	80.0	67.6	45.5	54.9	92.6	24.6
Interest expense	73.0	45.0	54.3	65.4	71.3	60.5
Loss on extinguishment of debt	33.8	33.8	7.4	21.1	13.5	-
Provision (benefit) for income taxes	187.8	198.3	138.9	43.5	(6.3)	30.1
Net income (loss)	293.7	318.6	217.3	64.7	(34.7)	18.7
Revenue	4,494.6	4,032.0	3,194.0	2,647.1	1,810.1	1,361.8
Normalized EBITDA Margin	16.3%	16.2%	14.4%	11.3%	10.1%	9.6%

Reconciliation of Net Income to Net Income, As Adjusted

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($ in millions)	2006	2005
	Year Ended Dec. 31,	
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
Gain on trading securities acquired in the Trammell Crow Company acquisition (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

Reconciliation of Normalized EBITDA to EBITDA to Net Income

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	Three Months Ended March 31,	
($ in millions)	2007	2006
Normalized EBITDA	161.9	84.0
Adjustments:		
Integration costs related to acquisitions	12.1	1.3
Loss on sale of trading securities acquired in the Trammell Crow Company acquisition	33.7	-
Merger-related costs	31.8	-
EBITDA	84.3	82.7
Add:		
Interest income	7.0	3.6
Less:		
Depreciation and amortization	27.3	14.9
Interest expense	42.0	14.0
Provision for income taxes	10.0	20.5
Net income	12.0	36.9

Reconciliation of Net Income to Net Income, As Adjusted

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	Three Months Ended March 31,	
($ in millions)	2007	2006
Net income	12.0	36.9
Amortization expense related to net revenue backlog, incentive fees and customer relationships acquired, net of tax	6.4	2.3
Integration costs related to acquisitions, net of tax	7.3	0.9
Loss on sale of trading securities acquired in the Trammell Crow Company acquisition, net of tax	20.2	-
Merger-related costs, net of tax	19.1	-
Net income, as adjusted	65.0	40.1
Diluted income per share, as adjusted	$ 0.27	$ 0.17
Weighted average shares outstanding for diluted income per share, as adjusted	236,932,240	232,948,764

Reconciliation of Net Income to Net Income, As Adjusted

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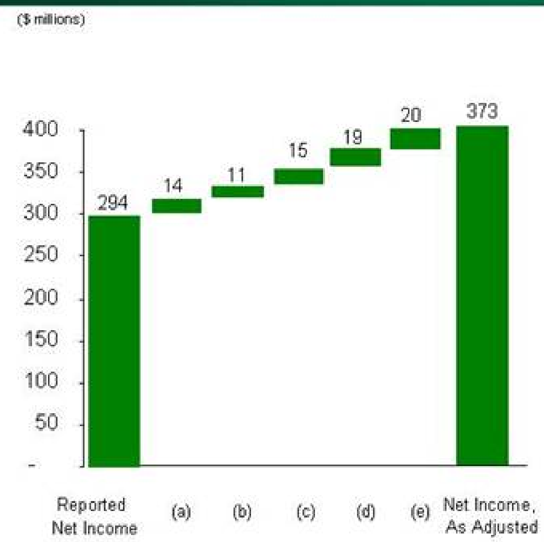
TTM 1st Quarter 2007 Results



(a) Amortization expense related to net revenue backlog, incentive fees and customer relationships acquired[1]

(b) Integration costs related to acquisitions[1]

(c) Loss on trading securities acquired in the Trammell Crow Company acquisition[1]

(d) Merger-related costs[1]

(e) Costs of extinguishment of debt[1]

1. Net of tax.

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