

**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): November 7, 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.)

11150 Santa Monica Boulevard, Suite 1600, Los Angeles, California
(Address of Principal Executive Offices)

90025
(Zip Code)

(310) 405-8900
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 November 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: November 7, 2007

CB RICHARD ELLIS GROUP, INC.

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



Investor Presentation

November 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 and 2008, 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/Market Overview

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The World Class Commercial Real Estate Services Provider

Leading Global Brand

- ▶ 100+ years
- ▶ 50 countries
- ▶ #1 in key cities in Americas, Europe and Asia Pacific

Broad Capabilities

- ▶ #1 commercial real estate brokerage
- ▶ #1 appraisal and valuation
- ▶ #1 property and facilities management
- ▶ \$35.6 billion in investment assets under management⁽¹⁾
- ▶ #2 commercial mortgage brokerage
- ▶ \$9.6 billion of development projects in process/pipeline⁽¹⁾

Scale, Diversity and Earnings Power

- ▶ 2.5x nearest competitor
- ▶ Thousands of clients, 85% of Fortune 100
- ▶ Q3 2007 TTM combined CBRE & TCC Revenue of \$5.9 billion⁽²⁾
- ▶ Q3 2007 TTM combined CBRE & TCC EBITDA of \$1.0 billion⁽³⁾
- ▶ Strong organic revenue and earnings growth

(1) As of 9/30/2007.

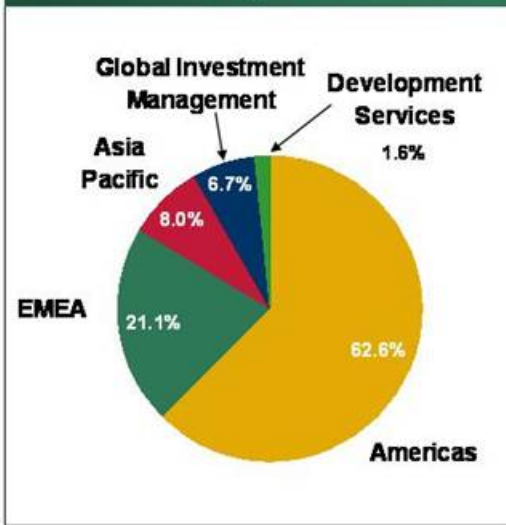
(2) Combined Revenue includes \$279.3 million for TCC for the period October 1, 2006 through December 20, 2006.

(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 \$61.7 million for TCC for the period October 1, 2006 through December 20, 2006.

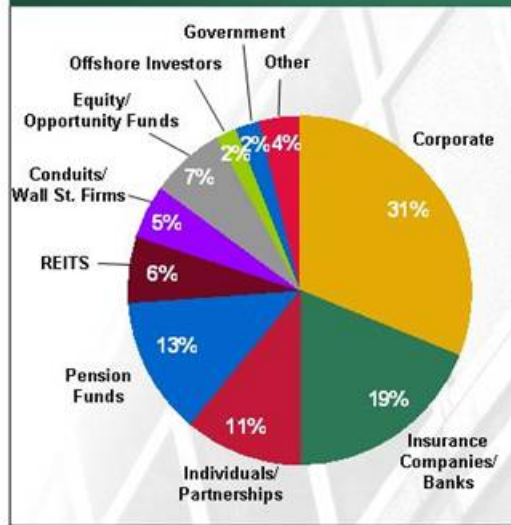
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Global Reach & Local Leadership

Q3 2007 TTM Combined Revenue by Region



2006 Revenue by Client Type ⁽¹⁾

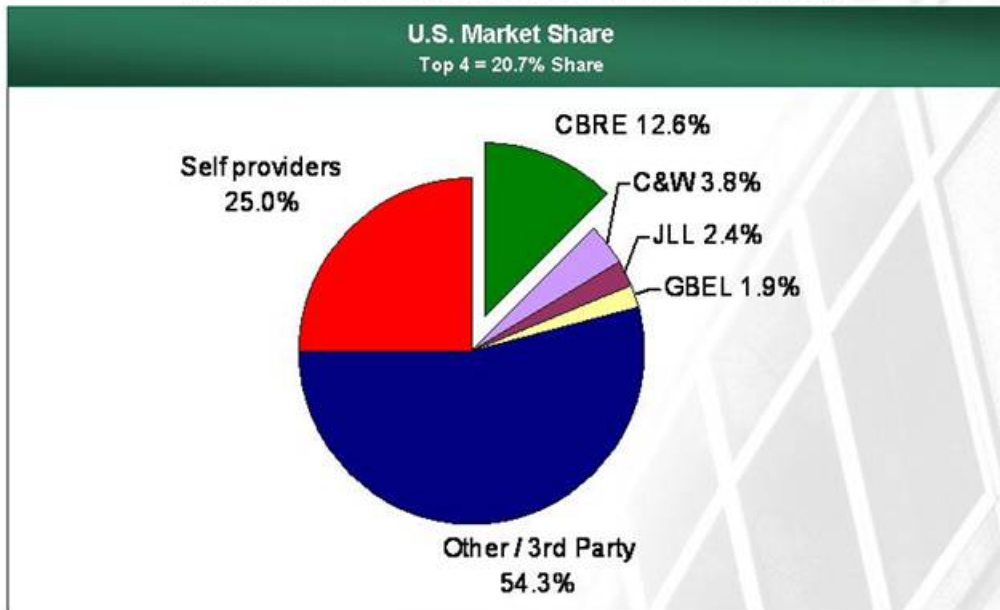


Diversified revenue spread across broad base of clients with no concentration.

(1) Does not include TCC.

#1 Position in a Fragmented Market

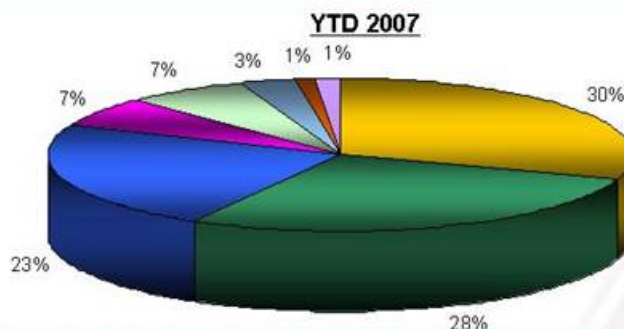
\$26 Billion US Commercial Real Estate Services Industry ⁽¹⁾



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 development. Includes reimbursable expenses.

2007 Revenue Breakdown

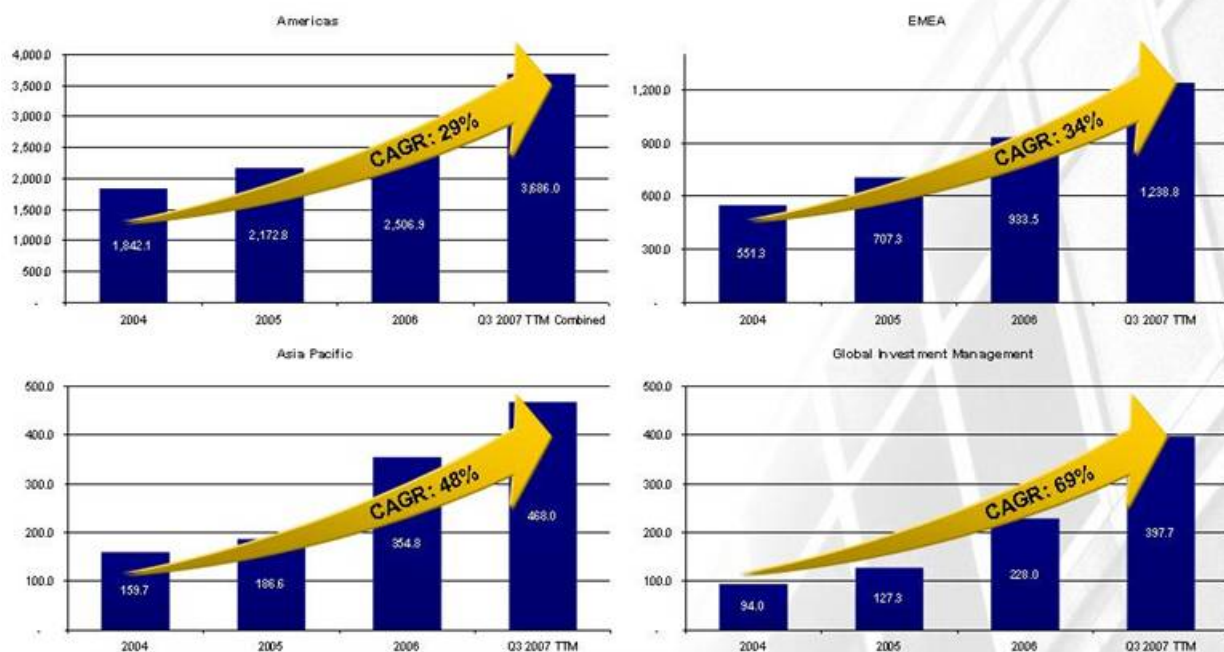


(\$ in millions)	Three months ended September 30, 2006					Nine months ended September 30, 2006				
	2007	Reported ¹	% Change	Incl. TCC ²	% Change	2007	Reported ¹	% Change	Incl. TCC ²	% Change
Leasing	460.1	370.7	24	426.0	8	1,254.4	961.0	31	1,117.6	12
Sales	419.8	290.1	45	319.5	31	1,190.9	818.7	45	900.8	32
Property and Facilities Management	336.2	133.2	152	281.3	20	968.5	396.5	144	824.7	17
Investment Management	99.9	43.2	131	43.2	131	274.1	102.4	168	102.4	168
Appraisal and Valuation	93.6	72.4	29	72.4	29	274.7	193.7	42	193.7	42
Commercial Mortgage Brokerage	39.2	39.0	1	38.9	1	124.1	108.5	14	108.5	14
Development Services	20.1	-	NA	10.2	97	51.1	-	NA	25.7	99
Other	23.9	19.3	24	22.8	5	59.3	41.9	42	50.5	17
Total	1,492.8	967.9	54	1,214.3	23	4,197.1	2,622.7	60	3,323.9	26

(1) Excludes Trammell Crow Company's operations, which were not purchased until 12/20/2006.

(2) Includes Trammell Crow Company's operations prior to the acquisition on 12/20/2006. The financial information including Trammell Crow Company is presented for informational purposes only and does not purport to represent what CB Richard Ellis' results of operations or financial position would have been had the Trammell Crow Company acquisition, in fact, occurred prior to 12/20/2006.

Segment Revenue Performance⁽¹⁾

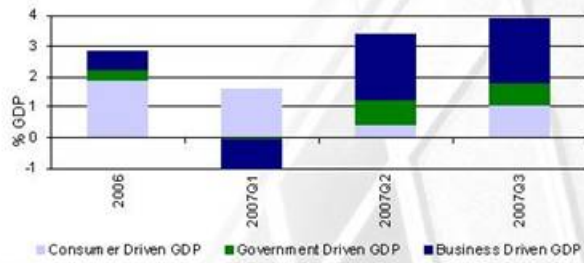
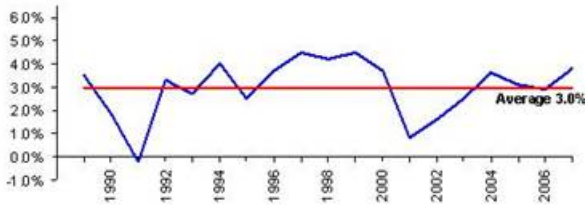


Strong growth across all segments.

(1) CAGR is for the time period 2004-Q3 2007 TTM. All revenue amounts are in millions.

US GDP Growth Supports Positive Leasing Trends

GDP Growth⁽¹⁾



Absorption & Rental Rates⁽²⁾



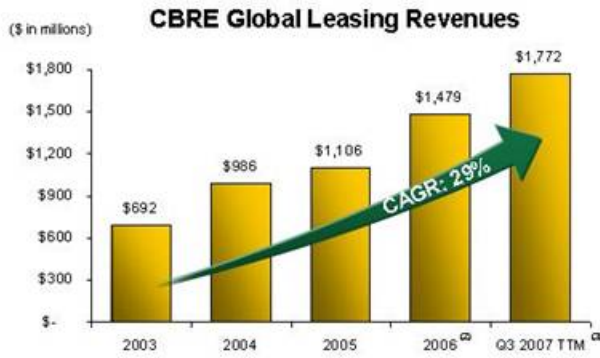
We believe future GDP will continue Q3 trend of positive contributions from business investment and trade. Rent growth continues with low vacancy rates.

(1) Source: Bureau of Economic Analysis and Torto Wheaton Research
(2) Source: Torto Wheaton Research

Q3 2007 Global Office Market Rent Cycles⁽¹⁾



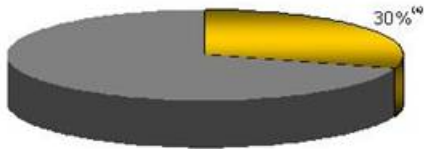
(1) Markets do not necessarily move along the curve in the same direction or at the same speed. The rental cycle reflects the trend in net effective rents, taking into account leasing incentives



Q3 2007 Business Updates

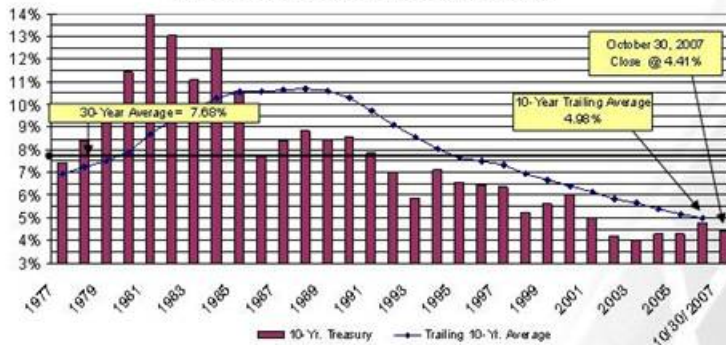
- ▶ Global economic expansion fuels improved leasing markets and higher rents
- ▶ In U.S., asking office rents increased 10% in YTD 2007⁽¹⁾
- ▶ High leasing levels in Europe produce strong rent gains in London, Paris, Madrid and a growing number of cities
- ▶ In Asia, market conditions are favorable as significant corporate expansion converges with limited class A supply

CBRE Global Leasing Revenues as a Percent of Consolidated Revenues

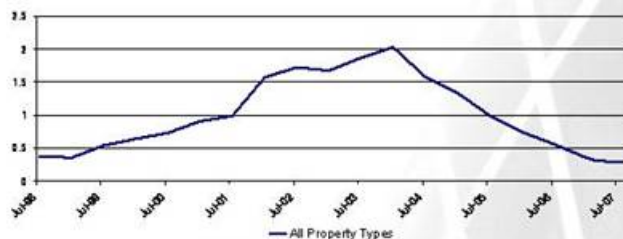


(1) Source: Torto Wheaton Research
 (2) Includes TCC revenue for the period December 20, 2006 through December 31, 2006.
 (3) Includes TCC for the period December 20, 2006 through September 30, 2007.
 (4) Derived from YTD Q3 2007 results.

Historical 10-year Treasury Rates⁽¹⁾

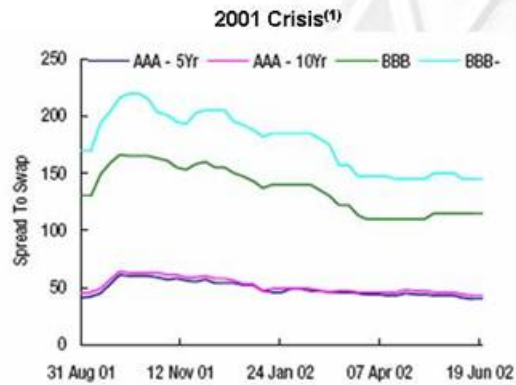
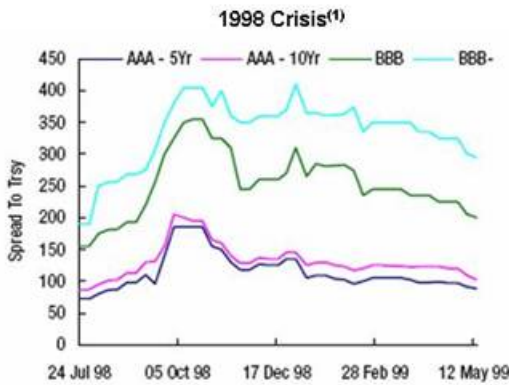


CMBS Delinquency Rates⁽²⁾



Both delinquencies and interest rates are very low by historic standards

(1) Source: Wall Street Journal
 (2) Source: TREPP LLC

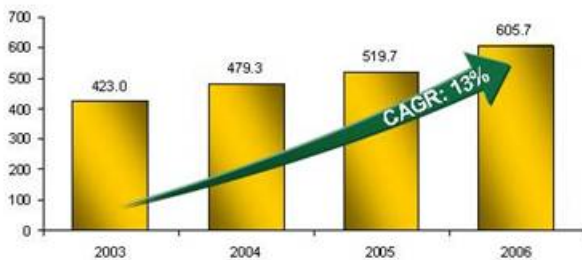


Spreads widened sharply, then began to recover within 6 months

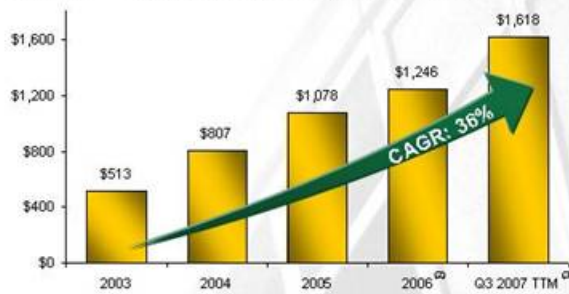
(1) Source: Citigroup

Sales

(in billions) **Institutional Investment in Real Estate⁽¹⁾**



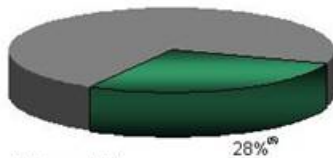
(in millions) **CBRE Global Sales Revenues**



Q3 2007 Business Updates

- ▶ Rising rents continue to underpin the investment sales market
- ▶ High level of allocations to real estate by institutional investors
 - 41% yoy growth YTD Q3 2007 to \$273.6 billion in U.S.⁽⁴⁾
- ▶ Europe experiencing increased capital movement across borders
 - Foreign-sourced purchases account for 57% of the total investment in European real estate in the first half of 2007
- ▶ High-growth markets in Asia remain attractive for investment capital

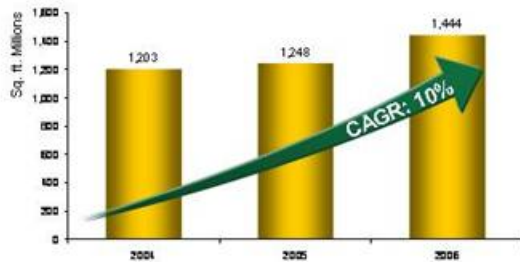
CBRE Global Sales Revenues as a Percent of Consolidated Revenues



(1) Source: IREI
 (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 September 30, 2007.
 (4) Source: Real Capital Analytics
 (5) Derived from YTD Q3 2007 results.

Outsourcing Services

► Global Property and Facilities Management⁽¹⁾



- Global Project Management
- Global Corporate Services

CBRE Global Management Fees⁽²⁾ as a Percent of Consolidated Revenues



(1) Represents combined data for CBRE and TCC. Does not include joint ventures and affiliates.
 (2) Management fees include property management, facilities management and project management fees. Does not include transaction revenues associated with outsourcing services.
 (3) Derived from YTD Q3 2007 results.

85 of the Fortune 100

Outsourcing Growth in 2007

Strong Account Activity

24 new accounts



12 account expansions



14 account renewals



Cross Selling Initiatives Gaining Traction

Fifth Third Bank: Transaction Management client added Project Management Services for 11.5 million sq. ft.

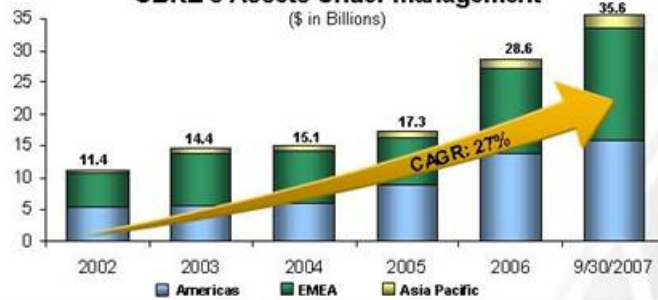
Regions Bank: 10-year Facilities and Project Management client expanded to include Transaction Management

Covidien: 8-year U.S. based outsourcing client expanded to global scope

Outsourcing accounts for 23% of total revenue in Q3 2007 versus 14% in Q3 of the prior year.

Global Investment Management Performance

CBRE's Assets Under Management
(\$ in Billions)



Revenue
(\$ in Millions)



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

(1) Source: IREI and ULI

Global Investment Management Structure

Global Strategy / Fund Matrix

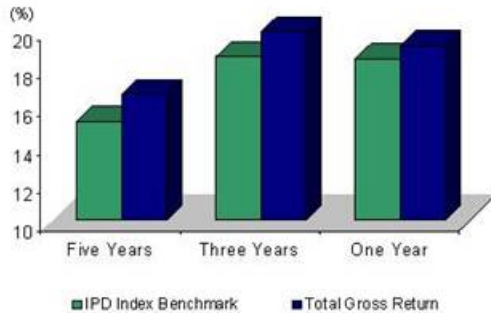
	DEDICATED TEAMS	MANAGED ACCOUNTS	STRATEGIC PARTNERS	SECURITIES
Investment Style Strategy		CORE/CORE +	VALUE ADDED/OPPORTUNISTIC	CORE/HIGH YIELD/MAX APPRECIATION
% Debt		0 - 50%	50- 75%	N/A
Typical Structure		Separate Accounts Open End Funds	Closed End Funds	Separate Accounts
Coinvestment		No	Yes	No
Compounded 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.

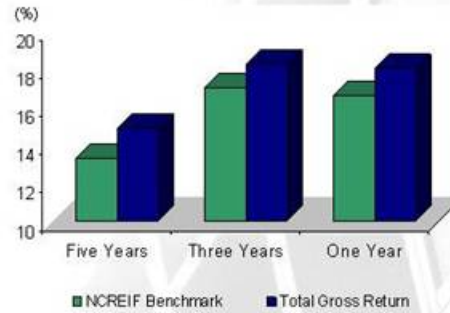
Growth in Investment Management is supported by an increase in allocations to real estate.

Global Investment Management Benchmark Comparison

U.K. DISCRETIONARY ACCOUNTS⁽¹⁾



U.S. DISCRETIONARY ACCOUNTS⁽¹⁾



(1) As of December 31, 2006

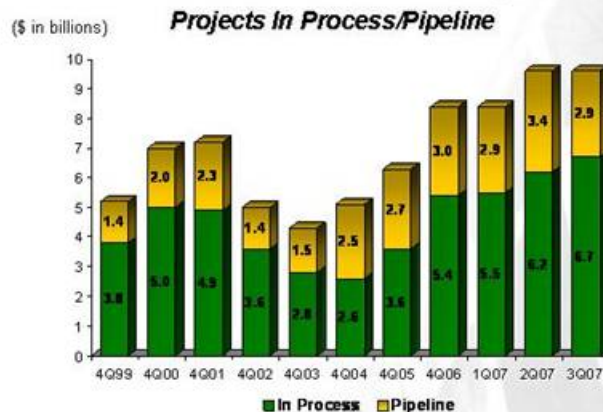
Development Services

Overview

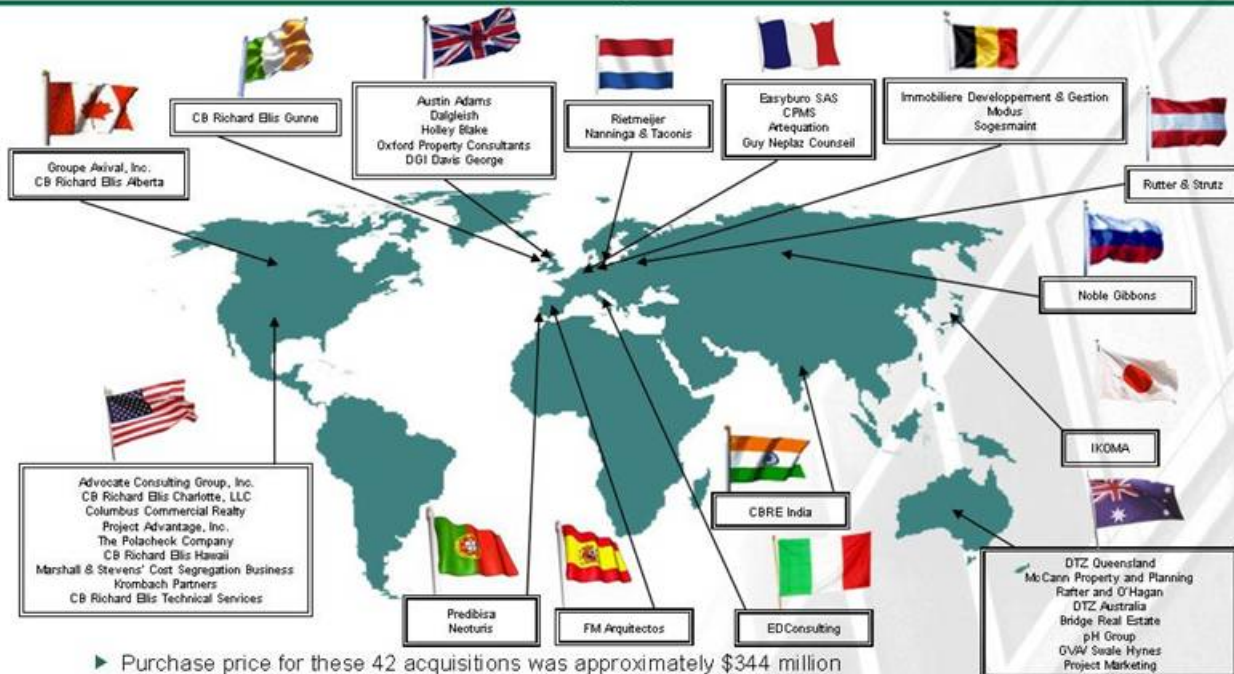
- ▶ Development Services is a merchant development business
 - Co-invests alongside equity of institutional partners
 - Develops properties for user/investor clients on a fee basis without co-investing in the projects
 - Does not seek to own development projects long term

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 on Disposition of Real Estate on a recurring annual basis
- ▶ Purchase accounting is minimizing the gains from being reflected in earnings in 2007



2005 – 2007 YTD In-Fill Acquisitions

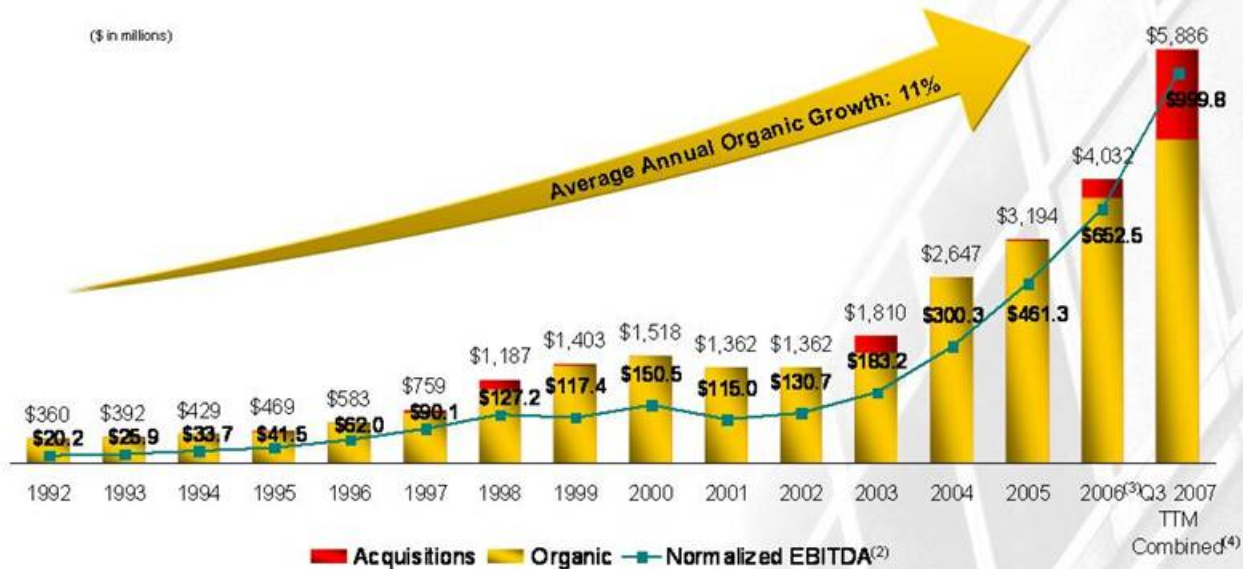


- ▶ Purchase price for these 42 acquisitions was approximately \$344 million
- ▶ Associated annual revenue estimated to be approximately \$541 million which includes the consolidation of revenue from CBRE Technical Services and CBRE Alberta and the now majority owned IKOMA, CBRE India and Project Marketing
- ▶ EBITDA margins are expected to be consistent with CBRE margins upon full integration

Financial Overview

Consistent Long Term Growth⁽¹⁾

(\$ in millions)

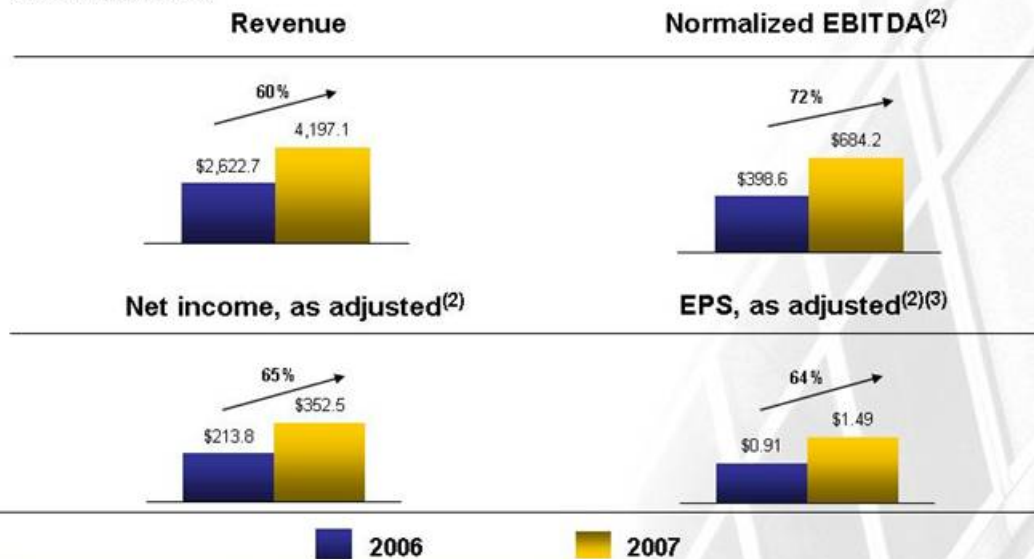


CBRE has consistently outpaced industry growth.

- (1) No reimbursements are included for the period 1992 through 1996 as amounts were immaterial. Reimbursements for 1997 through 2001 have been estimated. For 2002 through Q3 2007 TTM combined, reimbursements are included.
- (2) 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.
- (3) Includes TCC activity for the period December 20, 2006 through December 31, 2006.
- (4) Combined normalized EBITDA includes \$61.7 million for TCC for the period October 1, 2006 through December 20, 2006.

YTD Q3 2007 Record Business Performance Highlights⁽¹⁾

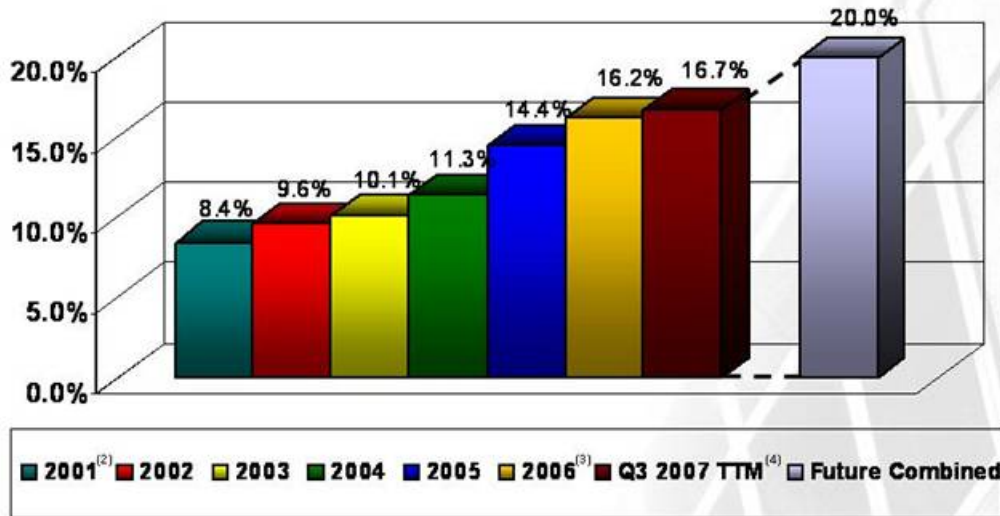
(In millions, except EPS)



Broad based performance improvement across all service lines and geographies.

- (1) YTD Q3 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, a loss on sale of trading securities acquired in the TCC acquisition, amortization expense related to intangibles acquired in acquisitions and certain costs of extinguishment of debt.
- (3) Diluted earnings per share.

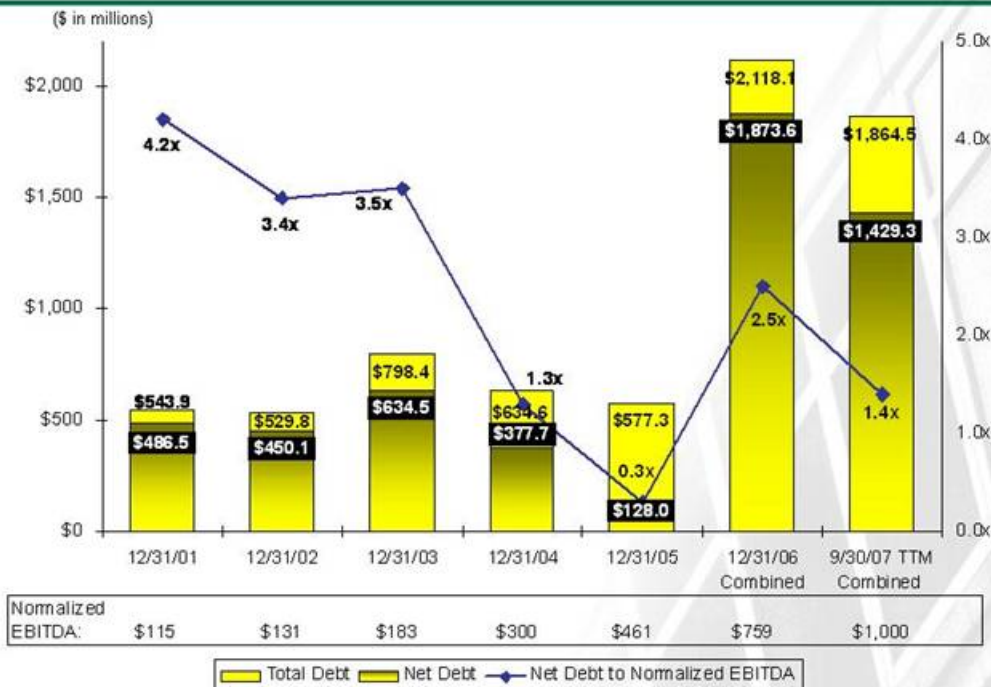
Normalized EBITDA Margins⁽¹⁾



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) Q3 2007 TTM includes TCC for the period December 20, 2006 through September 30, 2007.

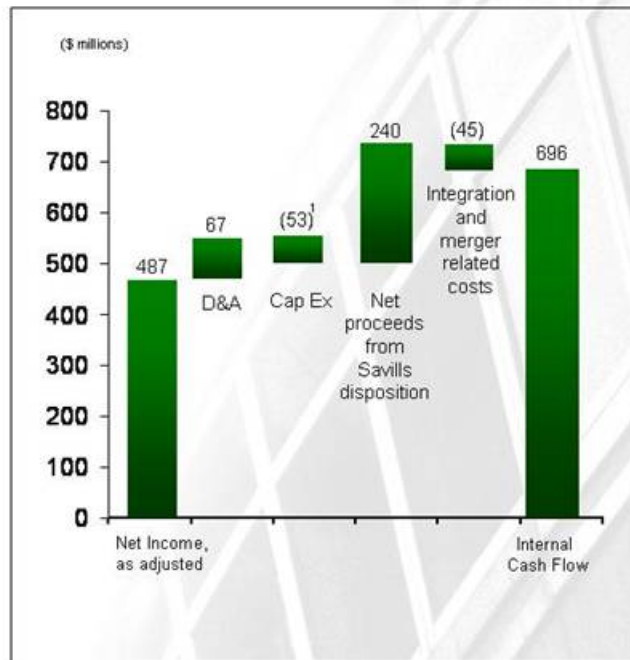
Debt Highlights



- Notes:
- Normalized EBITDA excludes merger-related and other non-recurring costs, integration costs related to acquisitions, one-time IPO-related compensation expense and gains/losses on trading securities acquired in the TCC acquisition.
 - 2006 combined normalized EBITDA includes \$106.8 million for TCC for the period January 1, 2006 through December 20, 2006.
 - 9/30/07 TTM Combined Normalized EBITDA includes \$61.7 million for TCC for the period October 1, 2006 through December 20, 2006.
 - Total debt excludes non-recourse debt.

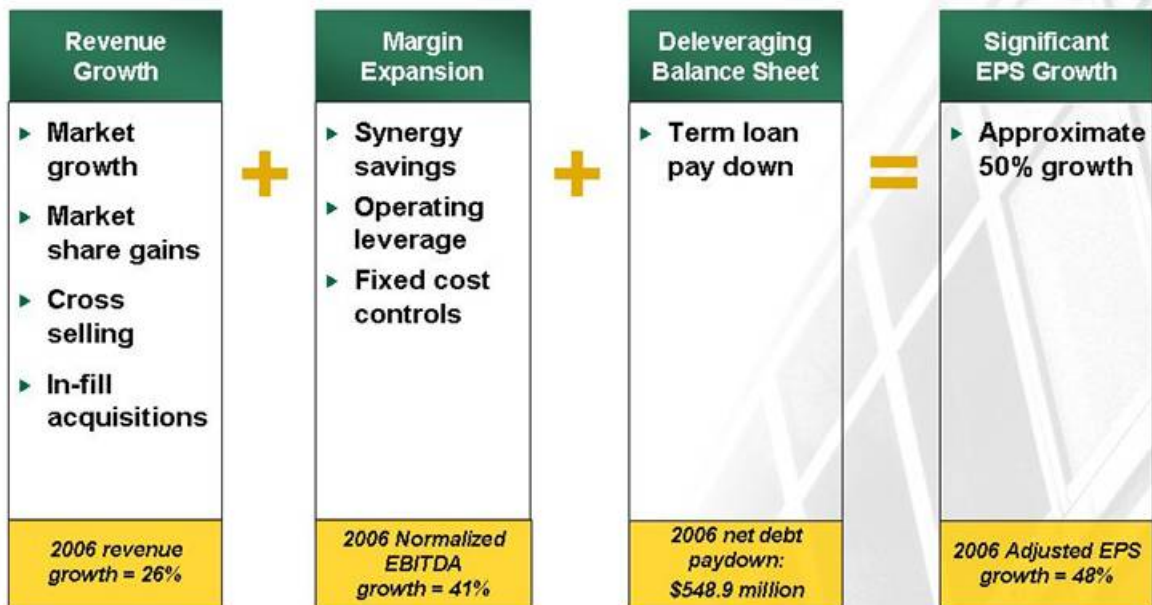
Q3 2007 TTM Normalized Internal Cash Flow

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



(1) Represents capital expenditures, net of concessions.

2007 Key Drivers of Earnings Growth



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

Key Investment Points

- ▶ Diversified global platform with the most extensive service lines in the industry
- ▶ Unmatched expertise to service real estate owner and occupier needs
- ▶ Strong beneficial trends for real estate services
 - ▶ Outsourcing continues to gain momentum
 - ▶ Client needs becoming more international
 - ▶ Increased cross border capital flows
 - ▶ Increased allocations to real estate as an asset class
- ▶ Operating leverage leads to margin expansion
- ▶ Trammell Crow Company integration almost complete; 2008 will benefit from full run rate net expense synergy savings
- ▶ Debt reduction of \$283.3 million YTD will result in estimated annual cash interest savings of approximately \$20 million

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Appendix

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

(\$ in millions)	Q3 2007 TTM	Year Ended December 31,				
		2006	2005	2004	2003	2002
Normalized EBITDA	938.1	652.5	461.3	300.3	183.2	130.7
Less:						
Merger-related and other non-recurring charges	39.8	-	-	25.6	36.8	-
Loss (Gain) related to trading securities acquired in the Trammell Crow Company acquisition	25.1	(8.6)	-	-	-	-
Integration costs related to acquisitions	36.4	7.6	7.1	14.4	13.6	-
One-time compensation expense related to the initial public offering	-	-	-	15.0	-	-
EBITDA	836.8	653.5	454.2	245.3	132.8	130.7
Add:						
Interest income	23.1	9.8	9.3	4.3	3.6	3.2
Less:						
Depreciation and amortization	108.7	67.6	45.5	54.9	92.6	24.6
Interest expense	134.8	45.0	54.3	65.4	71.3	60.5
Loss on extinguishment of debt	11.5	33.8	7.4	21.1	13.5	-
Provision (benefit) for income taxes	211.7	198.3	138.9	43.5	(6.3)	30.1
Net income (loss)	393.2	318.6	217.3	64.7	(34.7)	18.7
Revenue	5,606.3	4,032.0	3,194.0	2,647.1	1,810.1	1,361.8
Normalized EBITDA Margin	16.7%	16.2%	14.4%	11.3%	10.1%	9.6%

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Reconciliation of Normalized EBITDA to EBITDA to Net Income

(\$ in millions)	Nine Months Ended September 30,	
	2007	2006
Normalized EBITDA	684.2	398.6
Adjustments:		
Integration costs related to acquisitions	34.3	5.5
Loss on sale of trading securities acquired in the Trammell Crow Company acquisition	33.7	-
Merger-related charges	39.8	-
EBITDA	576.4	393.1
Add:		
Interest income	20.9	7.6
Less:		
Depreciation and amortization	83.2	42.1
Interest expense	124.5	34.7
Loss on extinguishment of debt	-	22.3
Provision for income taxes	121.5	108.1
Net income	268.1	193.5

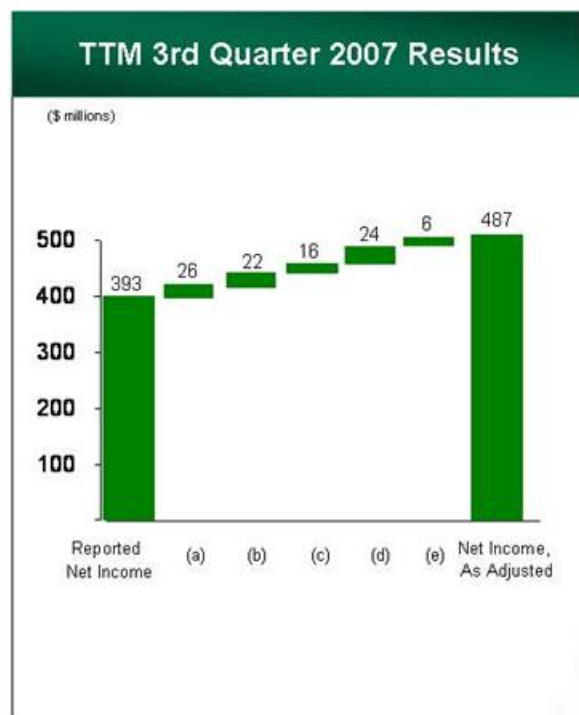
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Reconciliation of Net Income to Net Income, As Adjusted

(\$ in millions)	Nine Months Ended September 30,	
	2007	2006
Net income	288.1	193.5
Amortization expense related to net revenue backlog, incentive fees and customer relationships acquired, net of tax	18.6	2.8
Integration costs related to acquisitions, net of tax	20.9	3.4
Loss on sale of trading securities acquired in the Trammell Crow Company acquisition, net of tax	20.6	-
Loss on extinguishment of debt, net of tax		14.1
Merger-related charges, net of tax	24.3	-
Net income, as adjusted	352.5	213.8
Diluted income per share, as adjusted	\$ 1.49	\$ 0.91
Weighted average shares outstanding for diluted income per share, as adjusted	237,291,116	233,519,809

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Reconciliation of Net Income to Net Income, As Adjusted



- (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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CBRE

CB RICHARD ELLIS