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 18, 2009

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.)

11150 Santa Monica Boulevard, Suite 1600, Los Angeles, California	**90025**
(Address of Principal Executive Offices)	(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 May 2009. 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

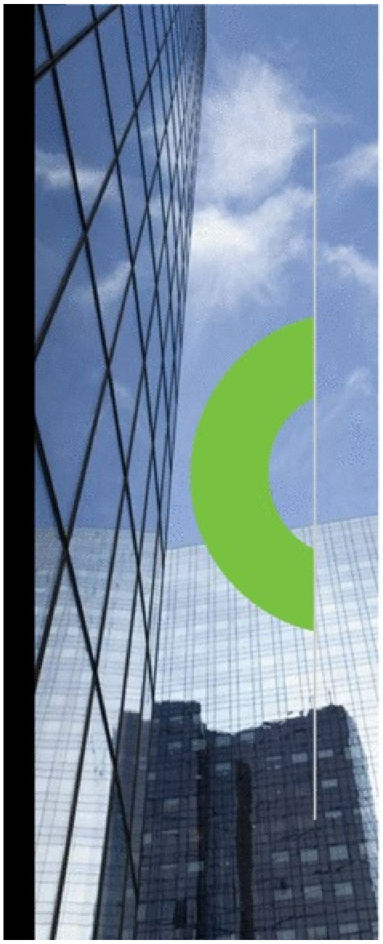
Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Date: May 18, 2009

CB RICHARD ELLIS GROUP, INC.

By: /s/ ROBERT E. SULENTIC
Robert E. Sulentic
Chief Financial Officer

Exhibit 99.1



CB Richard Ellis Group, Inc.

Investor Presentation

May 2009

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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 2009, 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 and our current quarterly report on Form 10-Q, in particular any discussion of Risk Factors, 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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Global Leader in Commercial Real Estate Services

Leading Global Brand

- **100+** years
- **57** countries
- **#1** in key cities in America, Europe and Asia Pacific

Broad Capabilities

- **#1** commercial real estate brokerage
- **#1** outsourcing
- **#1** appraisal and valuation
- **$36.0** billion in assets under management[1]
- **#2** commercial mortgage brokerage
- **$6.9** billion of development projects in process/pipeline[1]

Scale, Diversity and Earnings Power

- **1.9x** nearest competitor[2]
- Thousands of clients, 88% of Fortune 100
- 2009 Q1 TTM revenue of $4.8 billion
- 2009 Q1 TTM normalized EBITDA of $550.7 million[3]

1. As of March 31, 2009.
2. Based on 2008 revenues versus Jones Lang LaSalle.
3. Normalized EBITDA excludes integration costs related to acquisitions, cost containment expenses and the write-down of impaired assets.

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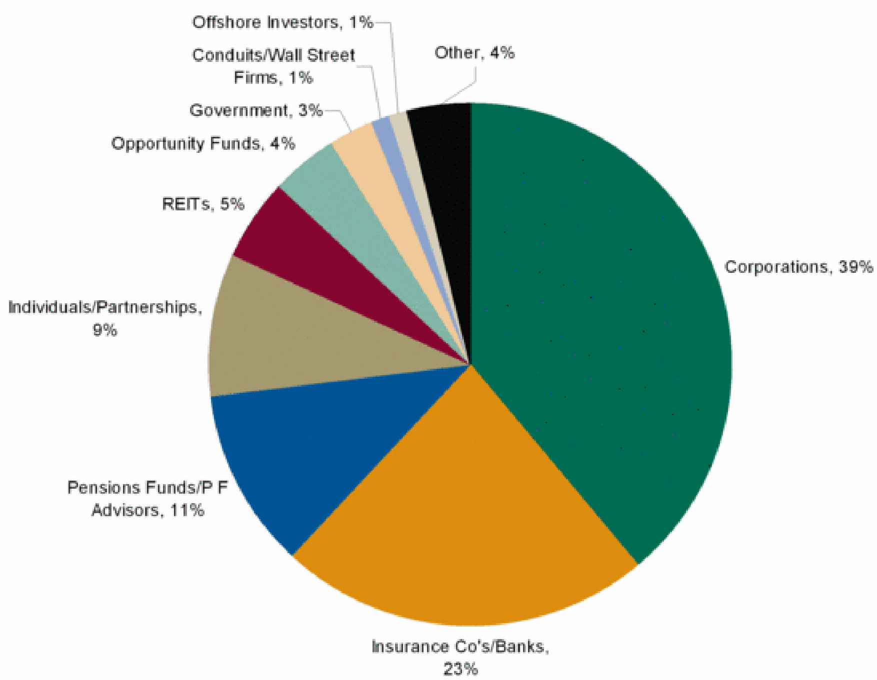
Diverse Client Base

2008 Revenue by Client Type



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

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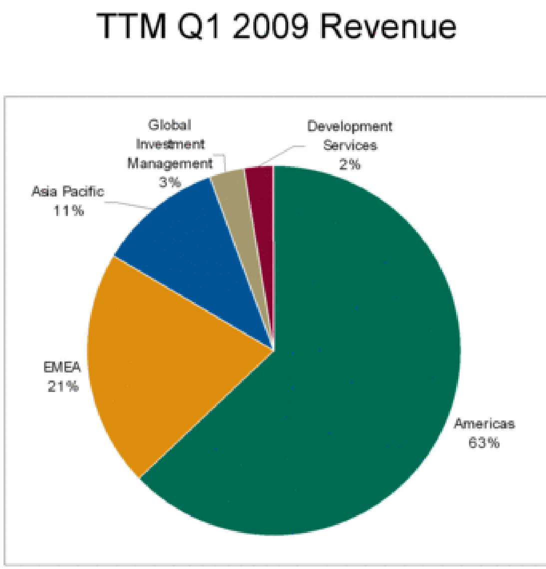
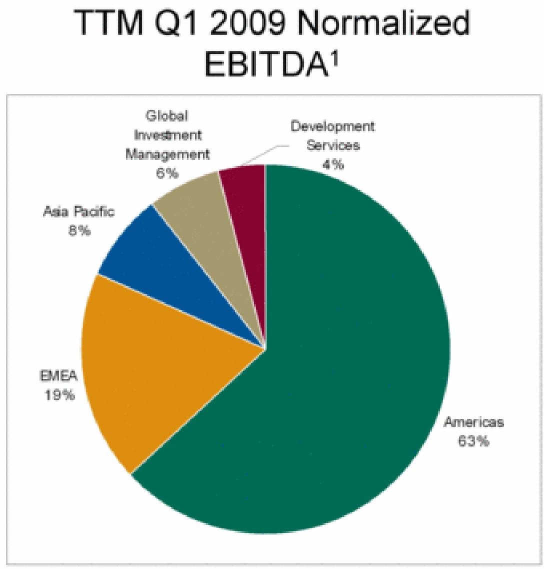
Segment Contribution





1. Normalized EBITDA excludes integration costs related to acquisitions, cost containment expenses and the write-down of impaired assets.

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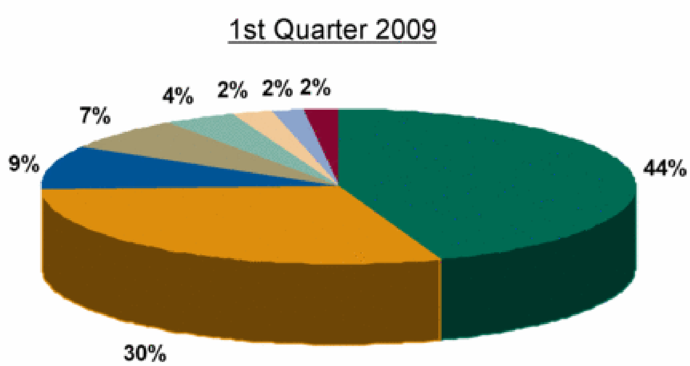
Revenue Breakdown



($ in millions)	Three months ended March 31, 2009	2008	% Change
Property & Facilities Management	**396.4**	413.2	-4
Leasing	**267.1**	394.5	-32
Sales	**77.8**	227.9	-66
Appraisal & Valuation	**62.4**	87.1	-28
Investment Management	**35.5**	41.0	-14
Development Services	**19.9**	26.2	-24
Commercial Mortgage Brokerage	**14.7**	21.9	-33
Other	**16.6**	19.1	-13
Total	**890.4**	1,230.9	-28

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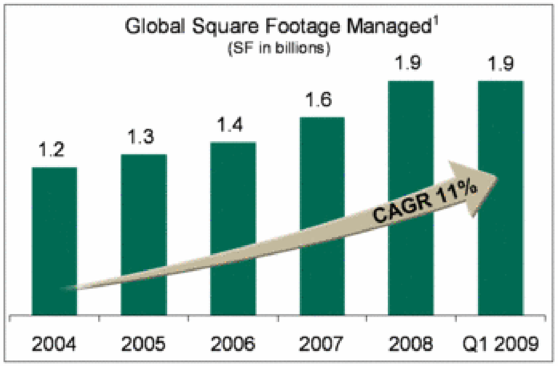
Outsourcing Services



Outsourcing % of Q1 2009 Total Revenue

- Global property and facilities management
- Global project management
- Global corporate services

88 of the Fortune 100

Bank of America, verizon, Dow, GE, Cardinal Health, Inc., Ford, BOEING, hp, THE HOME DEPOT, at&t, Chevron, ExxonMobil, citi, IBM, GM, McKESSON Empowering Healthcare

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 revenue associated with outsourcing activities.

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#1 Provider of Every Outsourced Real Estate Service

TRANSACTION MANAGEMENT	PROJECT MANAGEMENT	PROPERTY/FACILITIES MANAGEMENT	CONSULTING
• Global execution of transactions with a portfolio-wide focus • Optimize portfolio • Lease administration services • Multiple-transaction focus	• Full service outsourcing • Program management • One-off integrated transaction management/ project management • Moves, adds, changes	• Sourcing and procurement • Operations and maintenance • Energy services • Health, safety and security • Environmental sustainability	• Organizational design • Portfolio optimization • Workplace strategy • Land use analysis and strategy • Fiscal and economic impact analysis

SCOPE OF SERVICES

• $138.8 billion in transactions • Brokerage size 3X nearest competitor	• Over 2,800 project managers • $10 billion in managed capital projects • Over 50,000 projects managed annually	• Over 4,500 professionals • 1.9 BSF under management* • $30 billion operating expenses worldwide	• Over 200 global consultants • Engaged in projects for over 100 clients in North America

** Excluding affiliates; statistics are as of 12/31/08.*

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US Market Statistics

	US Vacancy				US Absorption Trends (in millions of square feet)			
	4Q07	**4Q08**	**1Q09**	**4Q09 F**	**2007**	**2008**	**1Q09**	**2009 F**
Office	12.6%	13.9%	14.7%	**17.4%**	57.7	18.4	-16.3	**-70.3**
Industrial	9.5%	11.4%	12.2%	**14.3%**	167.4	-86.8	-92.7	**-315.5**
Retail	8.7%	10.4%	11.2%	**12.4%**	13.7	-0.7	-11.3	**-22.3**

Source: CBRE Econometric Advisors (EA) Outlooks Summer 2009

Cap Rates Up At Lower Volumes

	4Q07	4Q08	1Q09	Cap Rate Growth[1] 2009 F
Office				
Volume ($B)	27.3	7.6	3.6	
Cap Rate	**6.5%**	**7.3%**	**7.5%**	+80 to 160 bps
Industrial				
Volume ($B)	10.2	3.0	1.3	
Cap Rate	**7.2%**	**7.9%**	**8.2%**	+60 to 170 bps
Retail				
Volume ($B)	11.9	3.2	1.9	
Cap Rate	**7.1%**	**7.3%**	**7.7%**	+70 to 170 bps

Source: RCA April 2009

1. CBRE EA estimates

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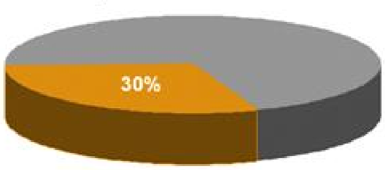
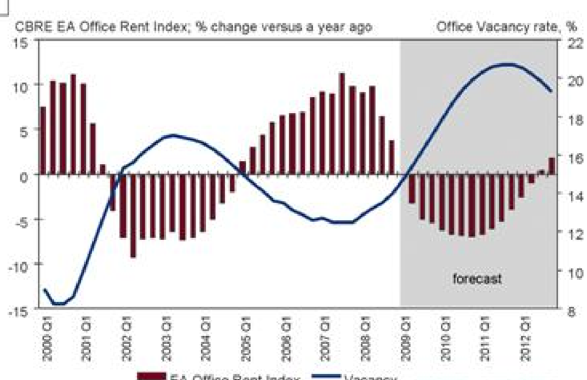
Leasing

Q1 2009 Business Update

- Vacancy rates continue to increase.
- Negative absorption rates.
- Leasing business will track worldwide economic performance.

Leasing % of Q1 2009 Total Revenue





1. Includes Trammell Crow Company's revenue for the period from the 12/20/2006 acquisition date through 12/31/2006.

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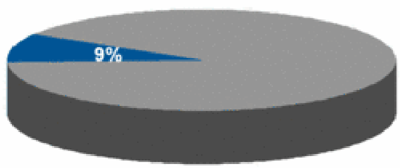
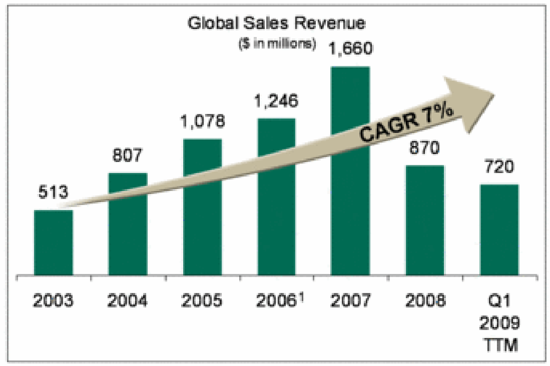
Sales

Q1 2009 Business Update

- Credit markets remain challenging.
- Declining property market fundamentals due to weak leasing environment.
- Asset values continue to decline.
- Wide bid ask spread continues to exist.

Sales % of Q1 2009 Total Revenue





1. Includes Trammell Crow Company's revenue for the period from the 12/20/2006 acquisition date through 12/31/2006.

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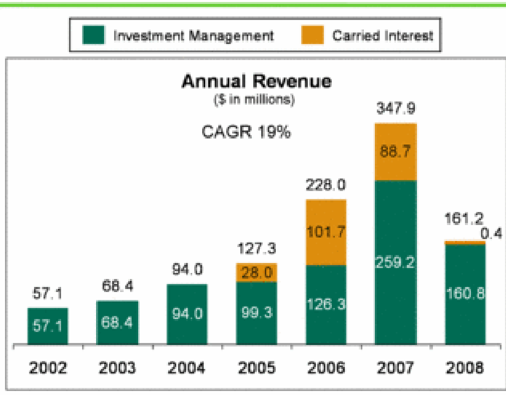
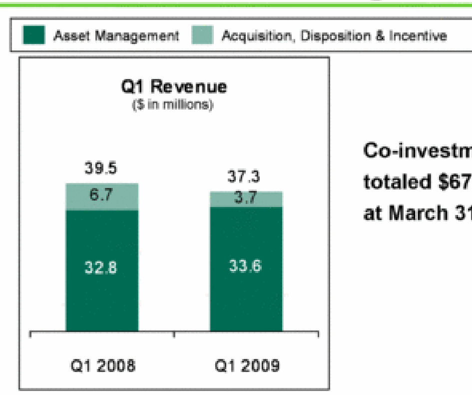
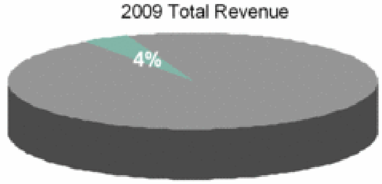
Global Investment Management

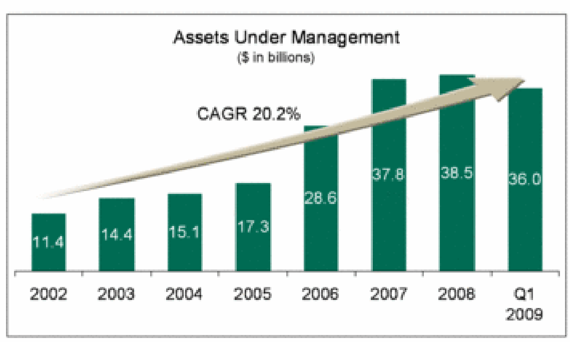




Co-investments totaled $67 million at March 31, 2009

Global Investment Management % of Q1 2009 Total Revenue





Combination with CBRE platform creates competitive advantage.

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Global Investment Programs

Description	Q1 2009 Statistics	Typical Fee Structure
Separate Accounts	▪ $16.0 billion of assets under management	▪ Management fees ▪ Transaction fees ▪ Incentive fees
Sponsored Funds	▪ $16.0 billion of assets under management	▪ Management fees ▪ Transaction fees ▪ LP profits ▪ Carried Interest
Unlisted Securities	▪ $2.7 billion of assets under management	▪ Management fees ▪ Incentive fees
Listed Securities	▪ $1.3 billion of assets under management	▪ Management fees ▪ Incentive fees

Geography/Strategy	Assets Under Management ($ in billions)	%
North America	20.8	58
Europe	8.7	24
Asia Pacific	2.5	7
Total Direct	32.0	89
Total Indirect	4.0	11
Total	36.0	100

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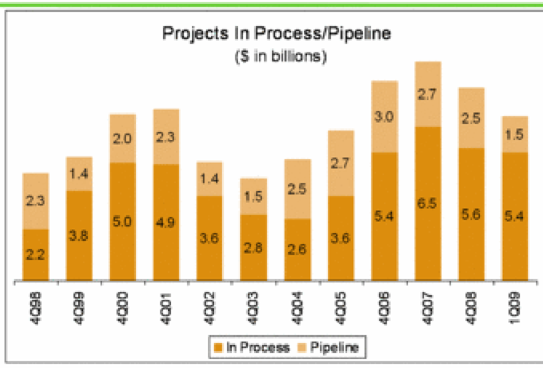
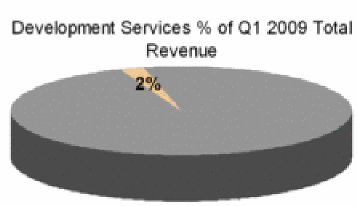
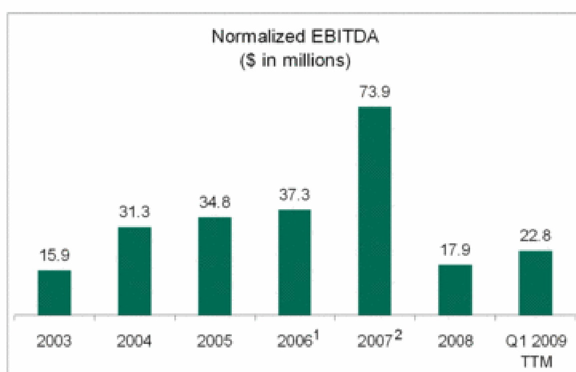
Development Services



- Develops properties for user / investor clients on a fee and / or co-investment basis
- $96 million co-invested at March 31, 2009
- $4.6 million in recourse debt to CBRE at March 31, 2009





1. Includes Trammell Crow Company's operations prior to the acquisition on 12/20/06.
2. Reflects full year pro-forma results for Development Services, including the impact of $61.6 million of gains which could not be recognized under purchase accounting rules.

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Financial Overview

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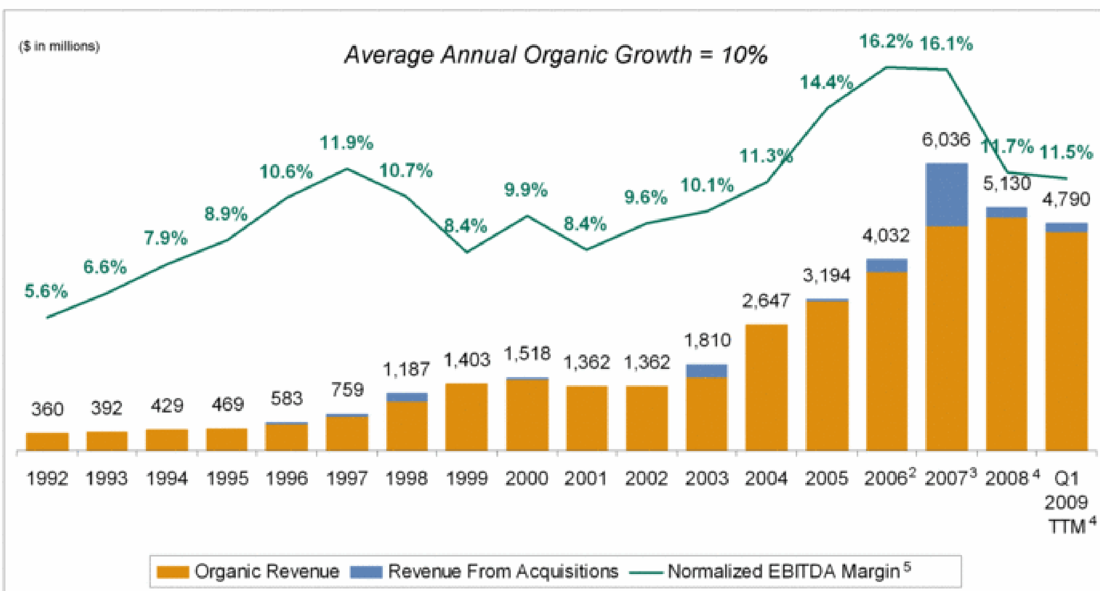
Consistent Long Term Growth[1]



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 and forward, reimbursements are included.
2. Includes TCC activity for the period December 20, 2006 through December 31, 2006.
3. Includes revenue from discontinued operations, which totaled $2.1 million for the year ended December 31, 2007.
4. Includes revenue from discontinued operations, which totaled $1.3 million for the year ended December 31, 2008 and for the trailing twelve months ending March 31, 2009.
5. Normalized EBITDA margin excludes merger-related and other non-recurring costs, integration costs related to acquisitions, cost containment expenses, one-time IPO-related compensation expense, gains/losses on trading securities acquired in the TCC acquisition and the write-down of impaired assets.

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Q1 2009 Business Overview

- Worldwide economic conditions remain weak, impacting absorption and vacancy rates – causing leasing results to suffer
- Challenging credit markets and declining property market fundamentals continue to pressure investment sales
- Outsourcing portfolio and number of clients growing despite some near term revenue challenges
- Aggressively reduced more operating expenses in Q1 – raising total structural operating expense reduction target to $475 - $500 million
- Cost reductions will continue while challenging business conditions exist
- Credit agreement successfully amended, providing greater flexibility to manage our business and our balance sheet

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Q1 2009 Performance Overview

	Q1 2009	Q1 2008
Revenue	$890.4 million	$1,230.9 million
Net (Loss) Income[1]	GAAP ($36.7) million Adjusted ($7.5) million	GAAP $20.5 million Adjusted $31.7 million
EPS[1,2]	GAAP ($0.14) Adjusted ($0.03)	GAAP $0.10 Adjusted $0.15
EBITDA	$38.4 million	$88.5 million
Normalized EBITDA[3]	$54.1 million	$104.6 million
Normalized EBITDA Margin[3]	6.1%	8.5%

1. Adjusted net income and adjusted EPS exclude the write-off of financing costs incurred in connection with the credit agreement amendment entered into March 24, 2009, amortization expense related to customer relationships resulting from acquisitions, integration costs related to acquisitions, cost containment expenses and the write-down of impaired assets.
2. All EPS information is based upon diluted shares.
3. Normalized EBITDA and normalized EBITDA margin exclude integration costs related to acquisitions, cost containment expenses and the write-down of impaired assets.

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Cost Cutting Initiatives

- Previously announced $385 million cost savings plans implemented
- Raising structural operating expense savings target by another approximate $100 million to a total of $475 - $500 million annually versus full year 2007
- Expect to realize approximately $435 million of these savings in 2009 versus full year 2007 due to timing of implementation
- These are structural changes to operating expenses that are in addition to variable expense declines from lower revenue
- Incurred one-time cost containment expenses of $7.9 million in Q1 2009; total of $35.3 million incurred in trailing 12 months
- Also expect low 2009 capital expenditures of $30 million

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Credit Agreement Amendment

- Amended agreement completed March 24, 2009
- Leverage ratio increased to 4.25x from 3.75x for eight quarters
- Interest coverage ratio decreased to 2.00x from 2.25x for eight quarters
- Up to $225 million in covenant EBITDA add backs:
  - Up to $75 million related to one-time cost containment expense add backs
  - Up to $150 million for run rate savings add backs
- Ability to buy back term loans at discount
- Ability to make loan modification offers to individual classes of existing debt holders
- $105.5 million pre-paid at closing
- Expected effective interest rate for 2009 similar to actual 2008 rate
- Post amendment interest rate at end of Q1 2009 was 5.6%, excluding swaps

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CBRE Debt Covenants & Maturity Schedule

Debt Covenants

Covenant	Hurdle	9/30/08	12/31/08	3/31/09
Leverage Ratio	≤4.25x[1]	3.16	3.28	2.78[2]
Interest Coverage Ratio	≥2.00x[1]	5.63	4.72	5.89

Debt Maturity Schedule

Year	Amount Due
2009	$111 million remaining
2010	~ $75 million per quarter

1. Effective March 24, 2009.
2. Significant reduction due to $185 million of add backs as part of amended credit agreement.

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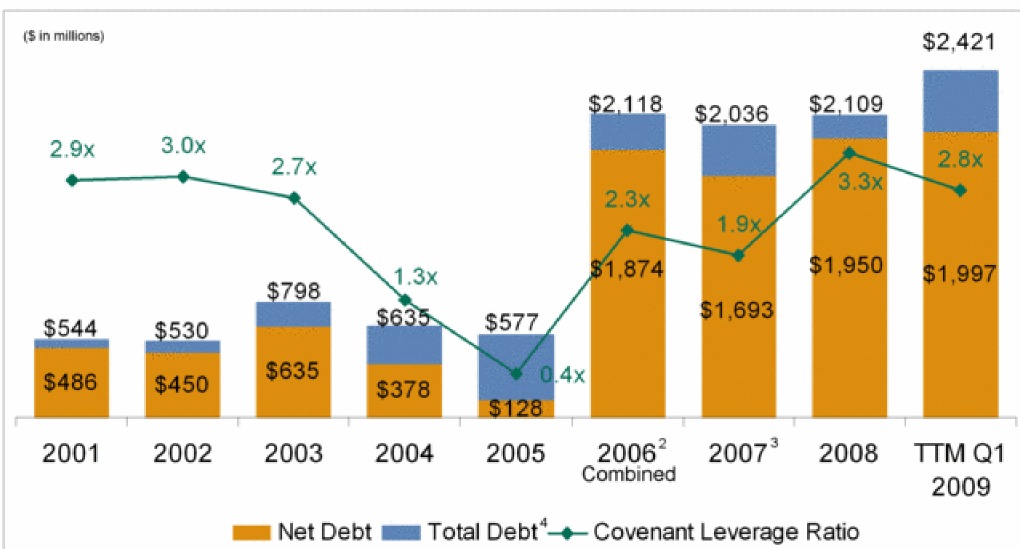
Debt Highlights



Normalized[1] EBITDA:									
	$115	$131	$183	$300	$461	$759	$1,032	$601	$551

1. Normalized EBITDA excludes merger-related and other non-recurring costs, integration costs related to acquisitions, cost containment expenses, one-time IPO related compensation expense, gains/losses on trading securities acquired in the TCC acquisition and the write-down of impaired assets.
2. 2006 combined normalized EBITDA includes $106.8 million for TCC for the period January 1, 2006 through December 20, 2006.
3. 2007 normalized EBITDA includes $61.6 million of Development Services gains, which could not be recognized under purchase accounting rules.
4. Total debt excludes non-recourse debt.

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Capitalization

($ in millions)	As of 3/31/2009	As of 12/31/2008	Variance
Cash	423.5	158.8	264.7
Revolving credit facility	444.3	25.8	418.5
Senior secured term loan A	736.7	827.0	(90.3)
Senior secured term loan B	943.5	949.0	(5.5)
Senior secured term loan A-1	288.0	297.8	(9.8)
Notes payable on real estate[1]	4.6	4.1	0.5
Other debt[2]	3.8	5.5	(1.7)
Total debt	2,420.9	2,109.2	311.7
Stockholders' equity	64.0	114.7	(50.7)
Total capitalization	2,484.9	2,223.9	261.0
Total net debt	1,997.4	1,950.4	47.0

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 $618.0 million and $613.6 million at March 31, 2009 and December 31, 2008, respectively.
2. Excludes $276.3 million and $210.5 million of non-recourse warehouse facility at March 31, 2009 and December 31, 2008, respectively, as well as $8.1 million and $8.0 million of non-recourse revolving credit facility in Development Services at March 31, 2009 and December 31, 2008, respectively.

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Business Outlook

- Market conditions continue to make providing guidance unrealistic
  - Investment sales remain weak; distressed sales may pick up in 2009
  - Leasing expected to remain weak until economies begin to improve
  - Outsourcing results will be mixed as new client growth is offset by spending restraint of clients (reducing outsourced staffing levels, which lowers reimbursement revenue), higher vacancies as well as client bankruptcies and consolidations
  - Global Investment Management and Development Services results will remain soft while asset values remain low and sales are slow
- Our strategy during the downturn remains consistent:
  - Provide great client service
  - Continue aggressive focus on cost containment
  - Focus on improving balance sheet
  - Continue to aggressively grow market share

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Appendix

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

	Trailing Twelve Months Ended March 31, 2009					
($ in millions)	Consolidated	Americas	EMEA	Asia Pacific	Global Investment Management	Development Services
Normalized EBITDA	$ 550.7	$ 348.4	$ 102.4	$ 41.9	$ 35.2	$ 22.8
Less:						
Integration costs related to acquisitions	12.6	12.2	0.4	-	-	-
Cost containment expenses	35.3	14.6	11.3	5.4	0.1	3.9
Write-down of impaired assets	95.9	4.1	-	-	41.7	50.1
EBITDA[1]	406.9	317.5	90.7	36.5	(6.6)	(31.2)
Add:						
Interest income[2]	15.0	6.2	2.2	0.6	1.2	4.8
Less:						
Depreciation and amortization[3]	104.4	59.8	12.6	9.4	4.6	18.0
Interest expense[4]	159.6	122.6	3.6	5.1	2.8	25.5
Royalty and management service (income) expense	-	(17.0)	10.0	6.0	1.0	-
Write-off of financing costs	29.3	29.3	-	-	-	-
Goodwill and other intangible asset impairments	1,159.4	805.2	138.6	-	44.9	170.7
Provision (benefit) for income taxes[5]	38.5	16.7	28.3	9.6	9.5	(25.6)
Net (loss) income	$ (1,069.3)	$ (692.9)	$ (100.2)	$ 7.0	$ (68.2)	$ (215.0)
Revenue[6]	4,789.6	3,003.3	1,000.1	513.9	159.0	113.3
Normalized EBITDA Margin	11.5%	11.6%	10.2%	8.2%	22.1%	20.1%

Notes:
1. Includes EBITDA related to discontinued operations of $1.2 million in our Development Services segment.
2. Includes interest income related to discontinued operations of $0.1 million in our Development Services segment.
3. Includes depreciation and amortization related to discontinued operations of $0.1 million in our Development Services segment.
4. Includes interest expense related to discontinued operations of $0.6 million in our Development Services segment.
5. Includes provision for income taxes related to discontinued operations of $6.0 million in our Development Services segment.
6. Includes revenue related to discontinued operations of $1.3 million in our Development Services segment.

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

($ in millions)	Year Ended December 31, 2008	2007	2006	2005	2004
Normalized EBITDA	$ 601.2	$ 970.1	$ 652.5	$ 461.3	$ 300.3
Less:					
Merger-related charges	-	56.9	-	-	25.6
Integration costs related to acquisitions	16.4	45.2	7.6	7.1	14.4
Loss (gain) on trading securities acquired in the Trammell Crow Company acquisition	-	33.7	(8.6)	-	-
Write-down of impaired assets	100.4	-	-	-	-
Cost containment expenses	27.4				
One-time compensation expense related to the initial public offering	-	-	-	-	15.0
EBITDA[1]	457.0	834.3	653.5	454.2	245.3
Add:					
Interest income[2]	17.9	29.0	9.8	9.3	4.3
Less:					
Depreciation and amortization[3]	102.9	113.7	67.6	45.5	54.9
Interest expense[4]	167.8	164.8	45.0	54.3	65.4
Write-off of financing costs	-	-	33.8	7.4	21.1
Goodwill and other intangible asset impairments	1,159.4	-	-	-	-
Provision for income taxes[5]	56.9	194.3	198.3	138.9	43.5
Net (loss) income	$ (1,012.1)	$ 390.5	$ 318.6	$ 217.3	$ 64.7
Revenue[6]	5,130.1	6,036.3	4,032.0	3,194.0	2,647.1
Normalized EBITDA Margin	11.7%	16.1%	16.2%	14.4%	11.3%

Notes:

1. Includes EBITDA related to discontinued operations of $1.2 million for year ended December 31, 2008 and $6.5 million for the year ended December 31, 2007.
2. Includes interest income related to discontinued operations of $0.1 million for the year ended December 31, 2008 and $0.01 million for the year ended December 31, 2007.
3. Includes depreciation and amortization related to discontinued operations of $0.1 million for the year ended December 31, 2008 and $0.4 million for the year ended December 31, 2007.
4. Includes interest expense related to discontinued operations of $0.6 million for the year ended December 31, 2008 and $1.8 million for the year ended December 31, 2007.
5. Includes provision for income taxes related to discontinued operations of $6.0 million the year ended December 31, 2008 and $1.6 million for the year ended December 31, 2007.
6. Includes revenue related to discontinued operations of $1.3 million for the year ended December 31, 2008 and $2.1 million for the year ended December 31, 2007.

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Reconciliation of Net (Loss) Income to Net (Loss) Income, As Adjusted

($ in millions, except for share data)	Three Months Ended March 31, 2009	2008
Net (loss) income attributable to CB Richard Ellis Group, Inc.	$ (36.7)	$ 20.5
Cost containment expenses, net of tax	4.8	-
Write-down of impaired assets, net of tax	3.7	6.2
Amortization expense related to customer relationships acquired, net of tax	1.8	1.7
Integration costs related to acquisitions, net of tax	1.0	3.3
Write-off of financing costs, net of tax	17.9	-
Net (loss) income attributable to CB Richard Ellis Group, Inc., as adjusted	$ (7.5)	$ 31.7
Diluted (loss) income per share, as adjusted	$ (0.03)	$ 0.15
Weighted average shares outstanding for diluted (loss) income per share	261,999,151	207,730,837

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

	Three Months Ended March 31,	
($ in millions)	2009	2008
Normalized EBITDA	$ 54.1	$ 104.6
Adjustments:		
Integration costs related to acquisitions	1.7	5.5
Cost containment expenses	7.9	-
Write-down of impaired assets	6.1	10.6
EBITDA	38.4	88.5
Add:		
Interest income	2.3	5.2
Less:		
Depreciation and amortization	25.3	23.8
Interest expense	34.8	43.0
Write-off of financing costs	29.3	-
(Benefit) provision for income taxes	(12.0)	6.4
Net (loss) income attributable to CB Richard Ellis Group, Inc.	(36.7)	20.5
Revenue	$ 890.4	$ 1,230.9
Normalized EBITDA Margin	6.1%	8.5%

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