

**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): **February 23, 2010**

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 months of February and March 2010. 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 hereunto duly authorized.

Date: February 23, 2010

CB RICHARD ELLIS GROUP, INC.

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



CB Richard Ellis Group, Inc.

Investor Presentation

February 2010



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 future growth momentum, operations and 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.



Unmatched Strength

Leading Global Brand

- 100+ years
- 400+ offices in 57 countries¹
- #1 in virtually every major global business center

Broad Capabilities

- #1 leasing
- #1 investment sales
- #1 outsourcing
- #1 appraisal and valuation
- #1 commercial mortgage brokerage
- \$34.7 billion in assets under management²
- \$5.6 billion of development projects in process/pipeline²

Scale and Diversity

- 1.7x nearest competitor³
- Thousands of clients, nearly 80% of Fortune 100
- \$138.8 billion of transaction activity in 2008
- No client comprises >3% of revenues in 2009

1. Includes affiliate offices
2. As of December 31, 2009
3. Based on 2009 revenues versus Jones Lang LaSalle

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2009 Milestones



First commercial real estate services company in the Fortune 500; one of the Most Admired Companies in the real estate industry



Named Business Week 50 Best in class company three consecutive years



1 brand for eight consecutive years



8 outsourcing company across all industries and # 1 in commercial real estate



Top 50 "green" company in U.S. and highest ranked in commercial real estate



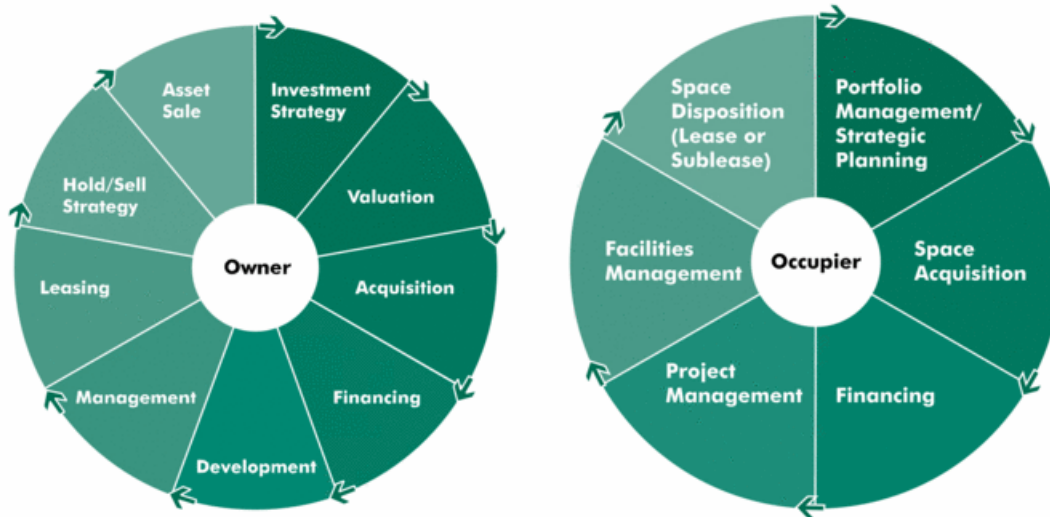
Corporate Responsibility Officer magazine 100 Best Corporate Citizens of 2009

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Our Strategy

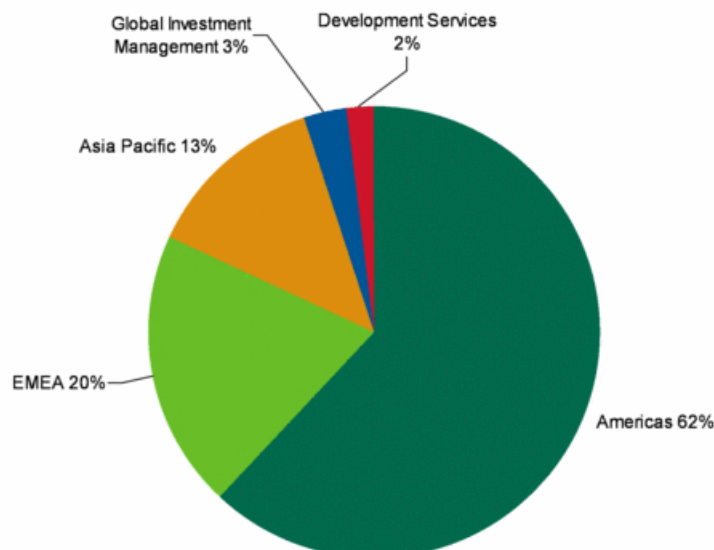
Provide a **complete suite of market leading services** to property owners and occupiers through a **fully integrated global business platform** and a **managed account strategy**



Geographic Diversification

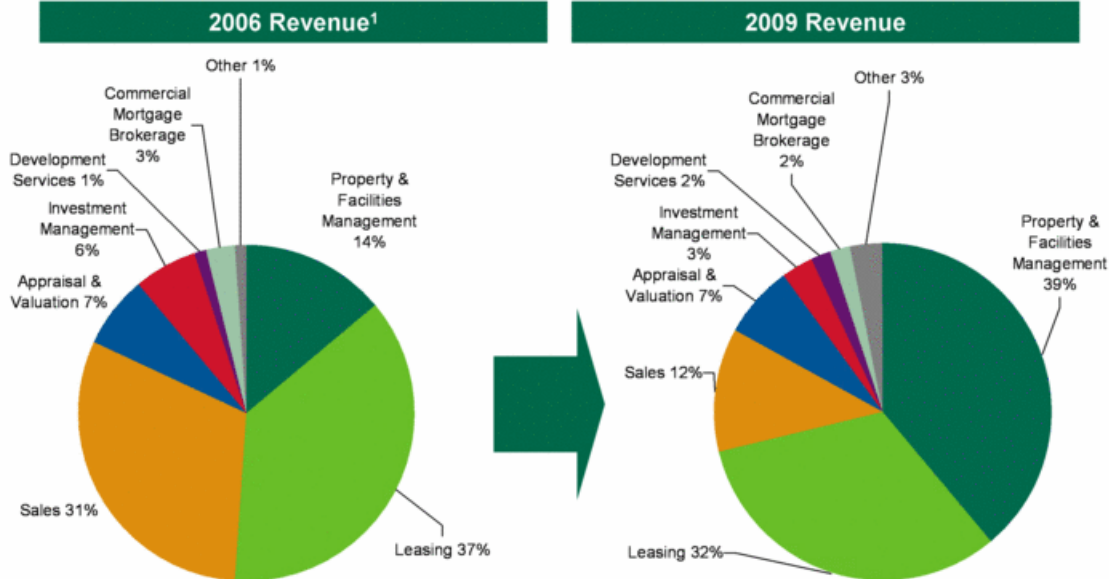
#1 commercial real estate services firm in each of the major regions of the world

2009 Revenue



Revenue Diversification

Contractual, fee-for-service, Property and Facilities Management revenue represented 39% of 2009 revenue, up from 14% in 2006



1. Reflects Trammell Crow Company's revenue contributions beginning on December 20, 2006.

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CBRE
CB RICHARD ELLIS

Global Priorities for Growth

- Remain the industry leader (by revenue) in the world's top markets
- Grow and further globally integrate Asset Services
- Grow and further globally integrate Global Corporate Services
- Enhance and integrate our Global Investment Management business
- Continue to control costs and strengthen our balance sheet
- Invest in enhancing our Shared Services systems and platform

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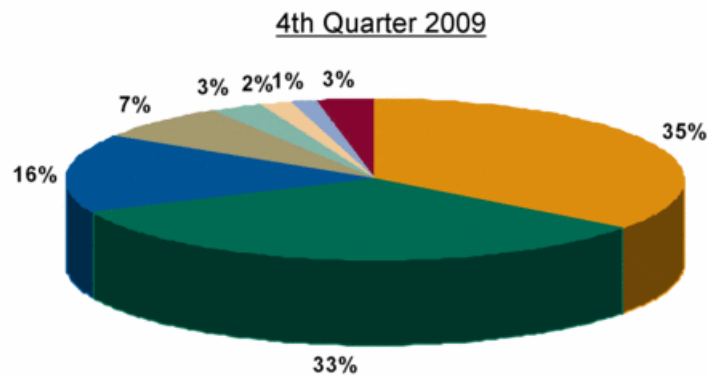
CBRE
CB RICHARD ELLIS

Key Service Lines & Market Environment



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Revenue Breakdown



(\$ in millions)	Three months ended December 31,			Year ended December 31,		
	2009	2008	% Change	2009	2008 ¹	% Change
Leasing	455.8	443.6	3	1,348.2	1,710.7	-21
Property & Facilities Management	428.6	450.9	-5	1,633.3	1,720.1	-5
Sales	203.8	163.8	24	507.4	869.7	-42
Appraisal & Valuation	92.6	91.8	1	300.9	355.0	-15
Investment Management	36.0	39.8	-10	132.0	165.0	-20
Development Services	21.4	25.3	-15	82.0	110.6	-26
Commercial Mortgage Brokerage	17.4	18.7	-7	62.4	90.5	-31
Other	40.9	49.4	-17	99.6	108.5	-8
Total	1,296.5	1,283.3	1	4,165.8	5,130.1	-19

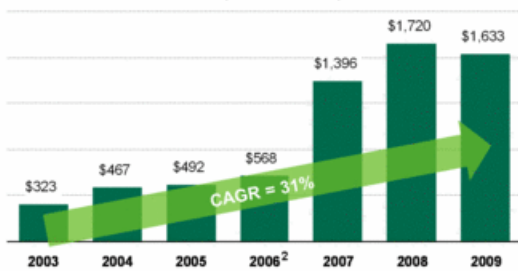
1. Includes revenue from discontinued operations, which totaled \$1.3 million for the twelve months ended December 31, 2008.



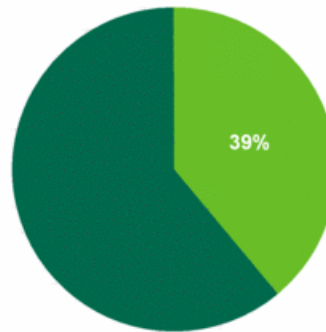
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Outsourcing Services

Property and Facilities Management Revenue¹
(\$ in Millions)



Percent of 2009 Total Revenue¹



Key Facts

Portfolio Growth

	New Wins	Expansions
2008	33	32
2009	32	25

Market Research

- 60% increase in Corporates outsourcing real estate functions in order to reduce expenses³
- 30% increase in corporate real estate centralization expected over the next 3 years—a prelude to outsourcing⁴

1. Management fees include property management, facilities management and project management fees. Does not include transaction revenue associated with outsourcing activities.
 2. Includes Trammell Crow Company's revenue for the period from December 20, 2006 through December 31, 2006.
 3. CoreNet, 2009
 4. Deloitte, 2008



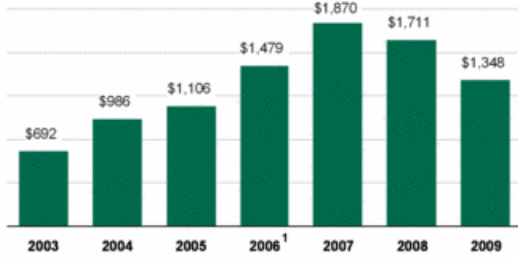
#1 Provider of Every Outsourced Real Estate Service

Transaction Management	Project Management	Property/Facilities Management	Consulting
<ul style="list-style-type: none"> • Global execution of transactions with a portfolio-wide focus • Optimize portfolio • Lease administration services • Multiple-transaction focus 	<ul style="list-style-type: none"> • Full service outsourcing • Program management • One-off integrated transaction management/project management • Moves, adds, changes 	<ul style="list-style-type: none"> • Sourcing and procurement • Operations and maintenance • Energy services • Health, safety and security • Environmental sustainability 	<ul style="list-style-type: none"> • Organizational design • Portfolio optimization • Workplace strategy • Land use analysis and strategy • Fiscal and economic impact analysis
Clients			

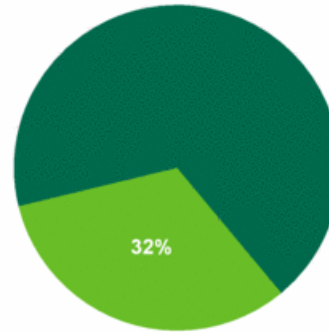


Leasing

Global Leasing Revenue
(\$ in Millions)



Percent of 2009 Total Revenue



Key Facts

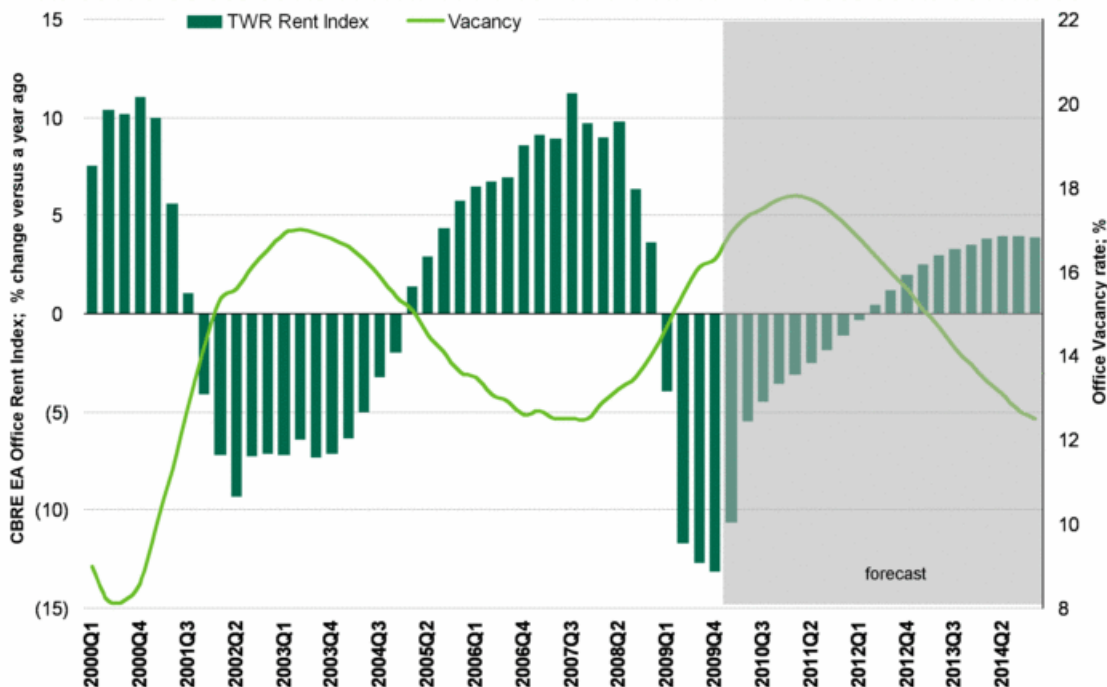
- More than **4,700²** leasing professionals worldwide
- Tailored service delivery by **property type** and **industry/market specialization**
- \$61.3 billion** global lease transactions in 2008
- Weaker performance in 2008 and most of 2009 due to the global economic downturn

1. Includes Trammell Crow Company's revenue for the period from December 20, 2006 through December 31, 2006.
2. As of December 31, 2009. Does not include affiliate offices.



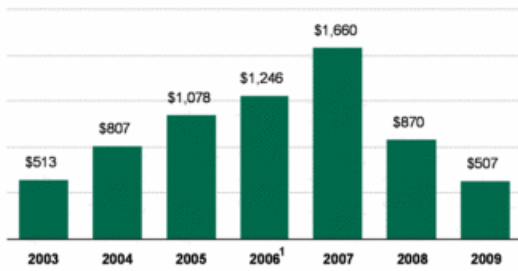
Leasing Market Outlook

U.S. Office Rent Forecast and Vacancy

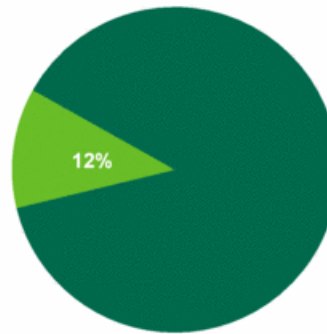


Sales

Global Sales Revenue
(\$ in Millions)



Percent of 2009 Total Revenue



Key Facts

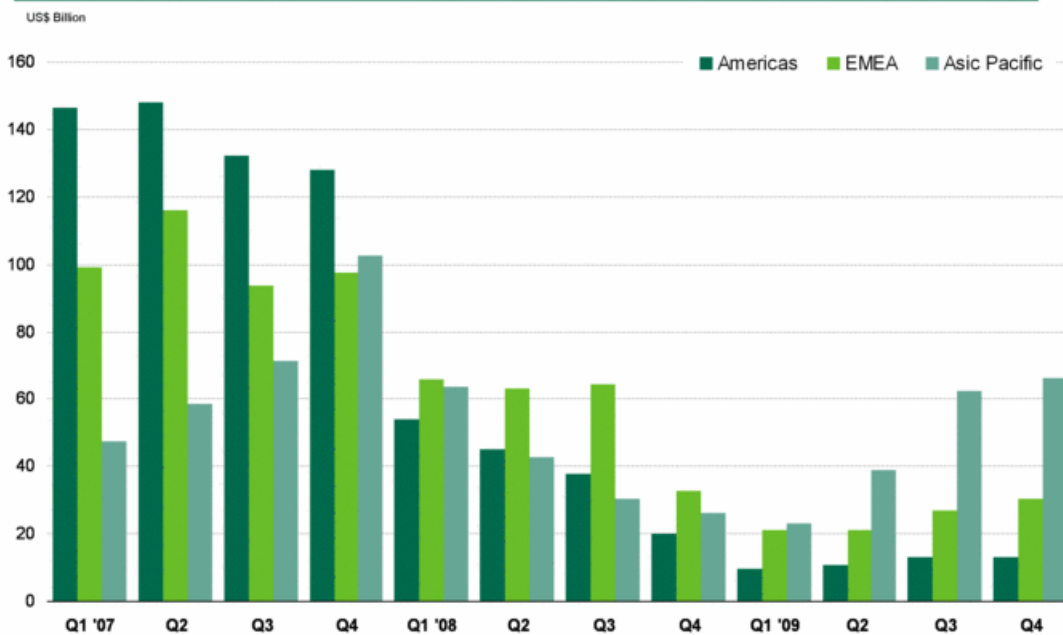
- More than **1,300² investment sales specialists** worldwide
- Specialization across all major property types
- **\$77.5 billion** global investment sales in 2008
- Difficult financing environment and ongoing polarization between buyer and seller price expectations continued to dampen sales volume in 2009.

1. Includes Trammell Crow Company's revenue for the period from December 20, 2006 through December 31, 2006.
2. As of December 31, 2009. Does not include affiliate offices.



Global Investment Market Conditions

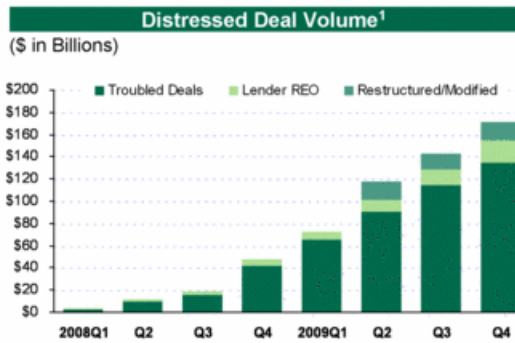
Global Sales Volume by Region¹



1. Real Capital Analytics, December 2009



Recovery & Restructuring Services Group



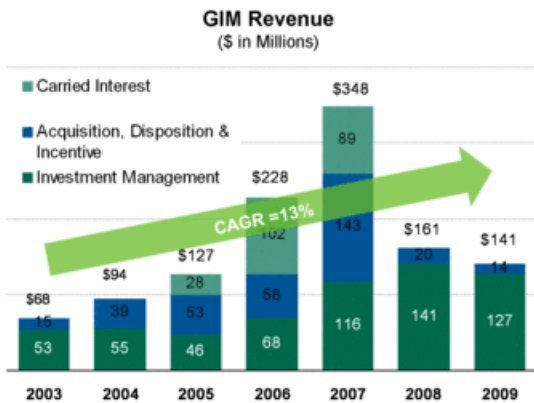
Key Facts

- Single-point service offering leveraging CBRE's advisory, analysis and execution expertise
- Integrated solutions for owners, creditors, debtors, etc. through every stage of the property lifecycle
- Special focus on: recapitalizations, loan sales/workouts, asset and portfolio valuations, asset management and repositioning and receivership services
- Currently marketing approximately \$5.1B of distressed properties in the U.S.

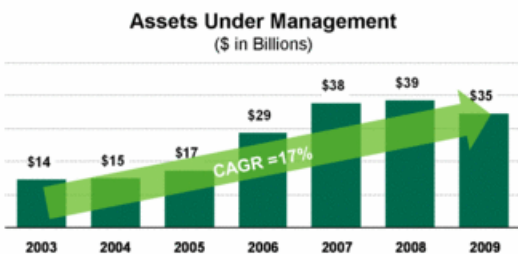
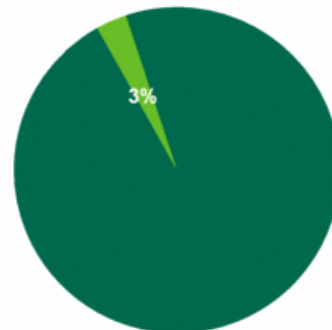
1. Source: RCA Troubled Assets Radar, January 2010



Global Investment Management: CBRE Investors



Percent of 2009 Total Revenue



Key Facts¹

- \$34.7 billion in assets under management
- \$102.2 million co-investments

1. As of December 31, 2009



Global Investment Programs

Description	Q4 2009 Statistics	Typical Fee Structure	Geography/Strategy	Assets Under Management ¹ (\$ in billions)	%
Separate Accounts	▪ \$16.2 billion of assets under management	▪ Management fees ▪ Transaction fees ▪ Incentive fees	North America	19.8	57
Sponsored Funds	▪ \$13.3 billion of assets under management	▪ Management fees ▪ Transaction fees ▪ LP profits ▪ Carried Interest	Europe	9.2	27
Unlisted Securities	▪ \$3.1 billion of assets under management	▪ Management fees ▪ Incentive fees	Asia Pacific	0.5	1
Listed Securities	▪ \$2.1 billion of assets under management	▪ Management fees ▪ Incentive fees	Total Direct	29.5	85
			Total Indirect	5.2	15
			Total	34.7	100

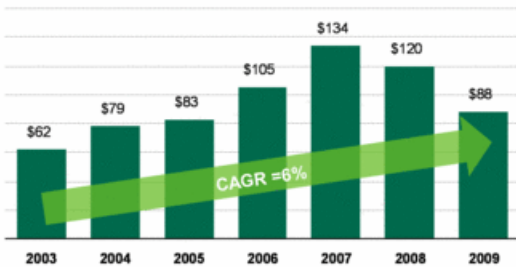
1. As of December 31, 2009.

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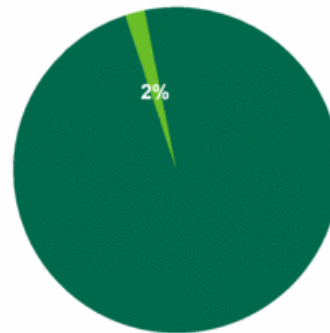


Development Services: Trammell Crow Company

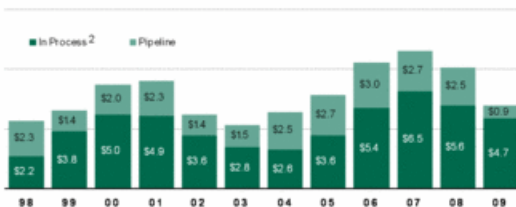
Development Revenue¹
(\$ in Millions)



Percent of 2009 Total Revenue



Projects In Process/Pipeline
(\$ in Billions)



Key Facts³

- \$5.6 billion in process/pipeline
- \$64.7 million co-investments
- Only \$10.7 million of recourse debt and repayment guarantees to CBRE

1. Includes Trammell Crow Company's operations prior to the acquisition of Trammell Crow Company on December 20, 2006. Also includes revenue from discontinued operations.
 2. In Process figures contain Long-Term Operating Assets (LTOA), including \$1.4 billion for 2009 and \$0.4 billion for both 2008 and 2007. LTOA are projects that have achieved a stabilized level of occupancy or have been held 18-24 months following shell completion or acquisition.
 3. As of December 31, 2009.

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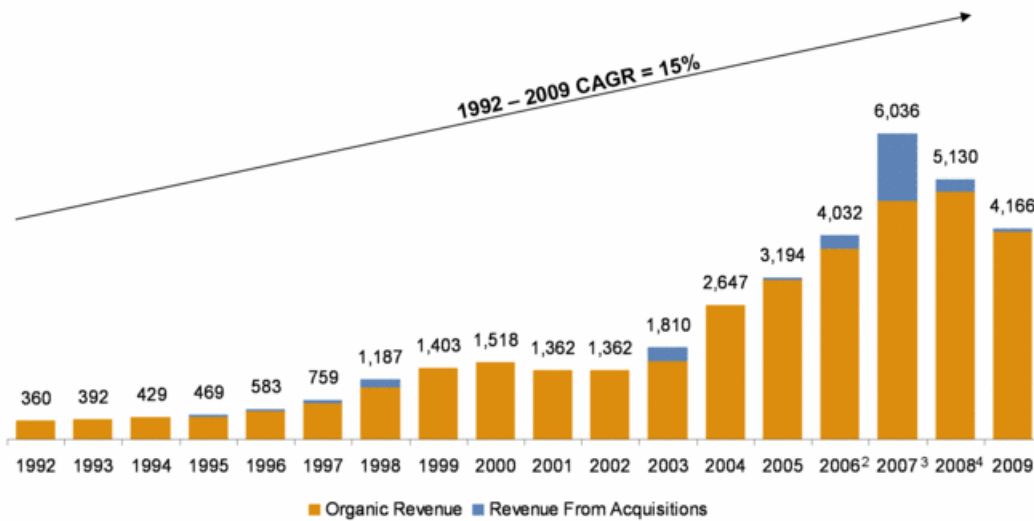
Financial Performance



Historical Revenue¹

Average Annual Organic Growth of 8%

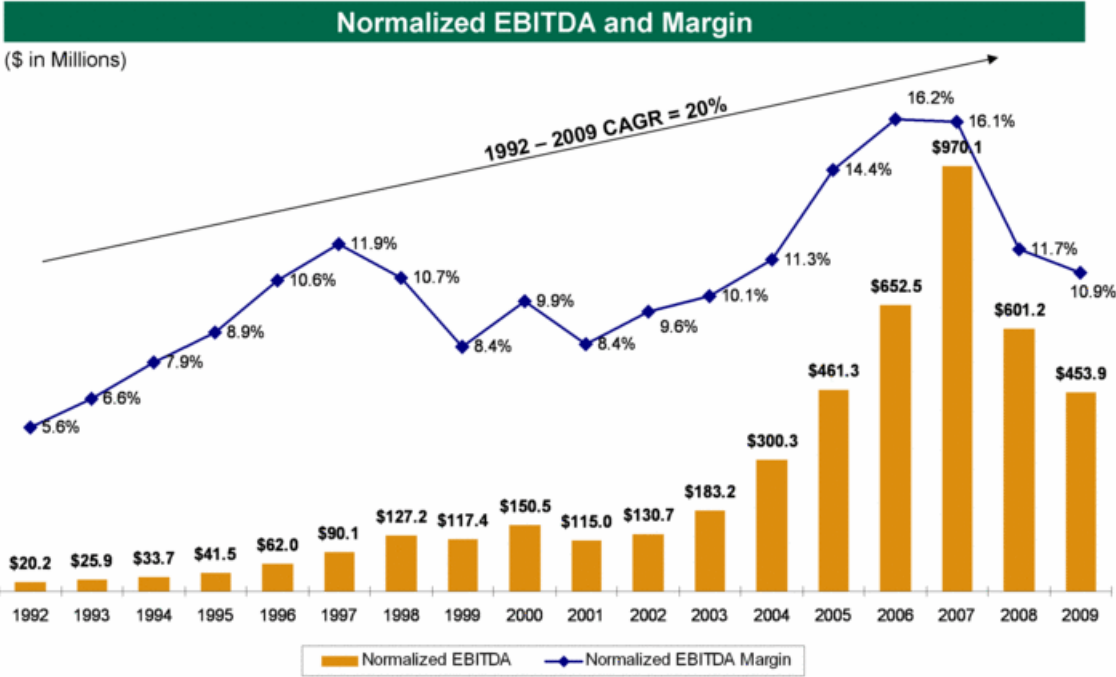
(\$ in Millions)



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 Trammell Crow Company 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.



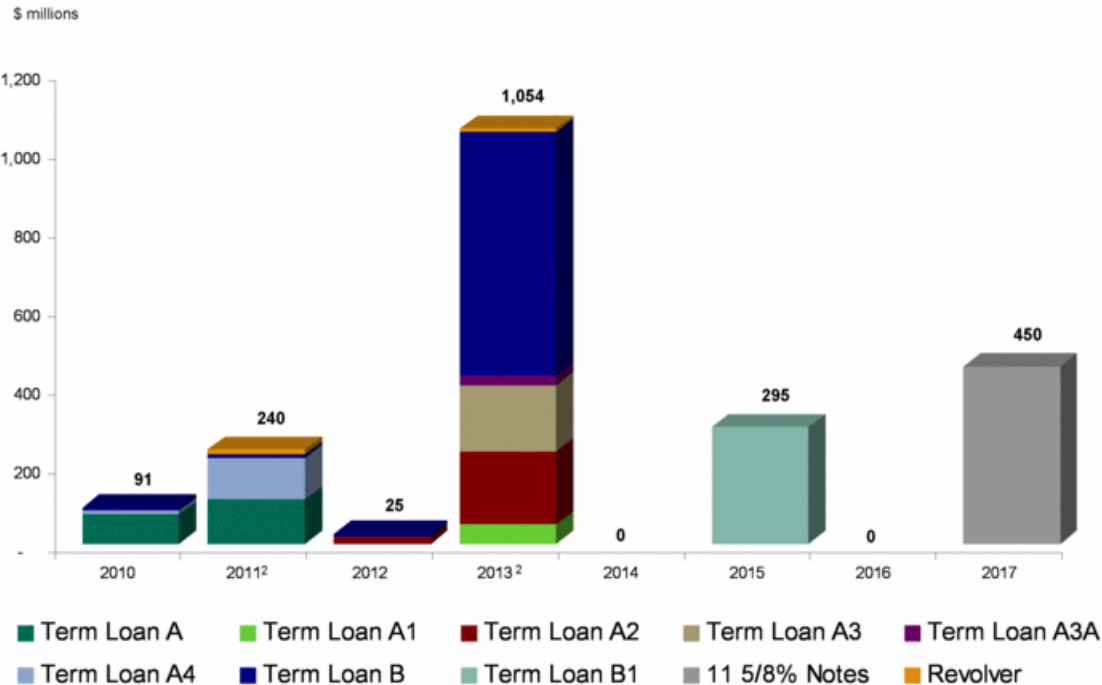
Historical Normalized EBITDA¹



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 Trammell Crow Company acquisition and the write-down of impaired assets.



Required Debt Amortization and Maturity Schedule¹



1. Includes the impact of February 5, 2010 loan modification agreement.
 2. Approximately \$225.2 million and \$333.0 million of the revolver facilities mature in June 2011 and June 2013, respectively. As of 12/31/09, the outstanding revolver balance was \$21.1 million.



Capitalization

(\$ in millions)	As of		Variance
	12/31/2009	12/31/2008	
Cash	741.6	158.8	582.8
Revolving credit facility	21.1	25.8	(4.7)
Senior secured term loan A	326.3	827.0	(500.7)
Senior secured term loan A-1	48.6	297.8	(249.2)
Senior secured term loan A-2	203.2	-	203.2
Senior secured term loan A-3	167.5	-	167.5
Senior secured term loan B	642.8	949.0	(306.2)
Senior secured term loan B-1	295.2	-	295.2
Senior subordinated notes ¹	436.5	-	436.5
Notes payable on real estate ²	3.5	4.1	(0.6)
Other debt ³	1.0	5.5	(4.5)
Total debt	2,145.7	2,109.2	36.5
Stockholders' equity	629.1	114.7	514.4
Total capitalization	2,774.8	2,223.9	550.9
Total net debt	1,404.1	1,950.4	(546.3)

1. Net of original issue discount of \$13.5 million.

2. Represents notes payable on real estate in Development Services that are recourse to the Company. Excludes non-recourse notes payable on real estate of \$547.8 million and \$613.6 million at December 31, 2009 and 2008, respectively.

3. Excludes \$312.9 million and \$210.5 million of non-recourse warehouse facility at December 31, 2009 and 2008, respectively, as well as \$5.5 million and \$8.0 million of non-recourse revolving credit facility in Development Services at December 31, 2009 and 2008, respectively.



Business Outlook

■ Summary:

- Increasing but still isolated signs of recovery
- Investment sales should show year over year growth in 2010
- Leasing improvement may be too early to call a trend
- Outsourcing performance will likely remain impacted by low corporate spending and higher vacancy
- Global Investment Management and Development Services results to remain weak until sustained investment sales improvement
- Asia Pacific likely to continue growing faster than other geographies
- We continue to focus on supporting growth opportunities



Appendix



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

(\$ in millions)	Year Ended December 31,				
	2009	2008	2007	2006	2005
Normalized EBITDA	\$ 453.9	\$ 601.2	\$ 970.1	\$ 652.5	\$ 461.3
Less:					
Merger-related charges	-	-	56.9	-	-
Integration costs related to acquisitions	5.7	16.4	45.2	7.6	7.1
Loss (gain) on trading securities acquired in the Trammell Crow Company acquisition	-	-	33.7	(8.6)	-
Write-down of impaired assets	32.5	100.4	-	-	-
Cost containment expenses	43.6	27.4	-	-	-
EBITDA ¹	372.1	457.0	834.3	653.5	454.2
Add:					
Interest income ²	6.1	17.9	29.0	9.8	9.3
Less:					
Depreciation and amortization ³	99.5	102.9	113.7	67.6	45.5
Interest expense ⁴	189.1	167.8	164.8	45.0	54.3
Write-off of financing costs	29.3	-	-	33.8	7.4
Goodwill and other non-amortizable intangible asset impairments	-	1,159.4	-	-	-
Provision for income taxes ⁵	27.0	56.9	194.3	198.3	138.9
Net income (loss) attributable to CB Richard Ellis Group, Inc.	\$ 33.4	\$ (1,012.1)	\$ 390.5	\$ 318.6	\$ 217.3
Revenue ⁶	4,165.8	5,130.1	6,036.3	4,032.0	3,194.0
Normalized EBITDA Margin	10.9%	11.7%	16.1%	16.2%	14.4%

Notes:

1. Includes EBITDA related to discontinued operations of \$16.9 million for the 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 for 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.

