

**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 25, 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 May and June 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

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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: May 25, 2010

CB RICHARD ELLIS GROUP, INC.

By: /s/ GIL BOROK
Gil Borok

Chief Financial Officer

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CB Richard Ellis Group, Inc.

Investor Presentation

May 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
- \$33.3 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
- \$97.2 billion of transaction activity in 2009
- No client comprised >3% of revenues in 2009

1. Includes affiliate offices.
2. As of March 31, 2010.
3. Based on 2009 revenues versus Jones Lang LaSalle.

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Current Milestones¹



First commercial real estate services company in the Fortune 500



Named Business Week 50 Best in class company three consecutive years



1 brand for nine consecutive years



13 outsourcing company across all industries; 4th consecutive year on the list



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



U.S. EPA 2010 ENERGY STAR Partner of the Year Sustained Excellence Award (reflecting 3 consecutive years of Partner of the Year status)

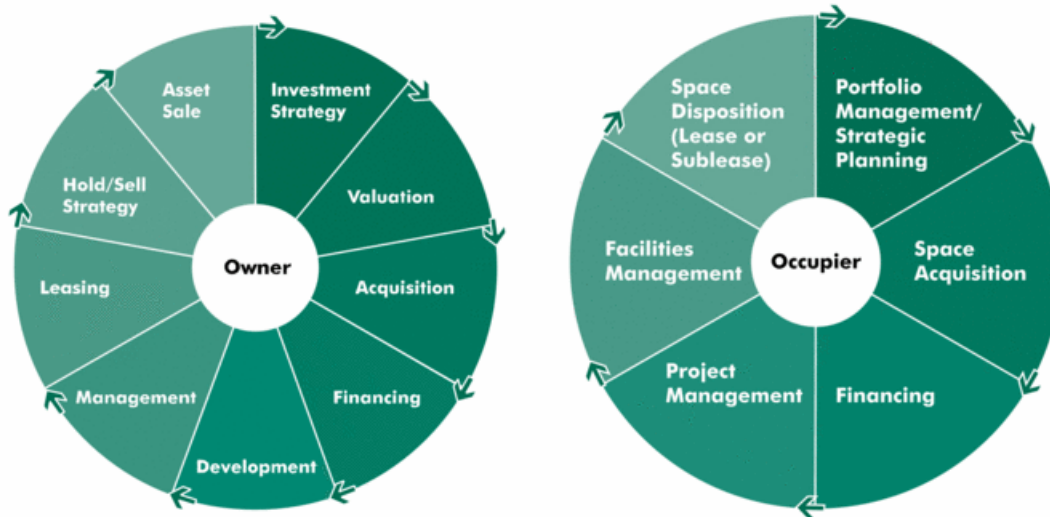
1. All marks displayed are the property of their respective owners.

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Our Strategy

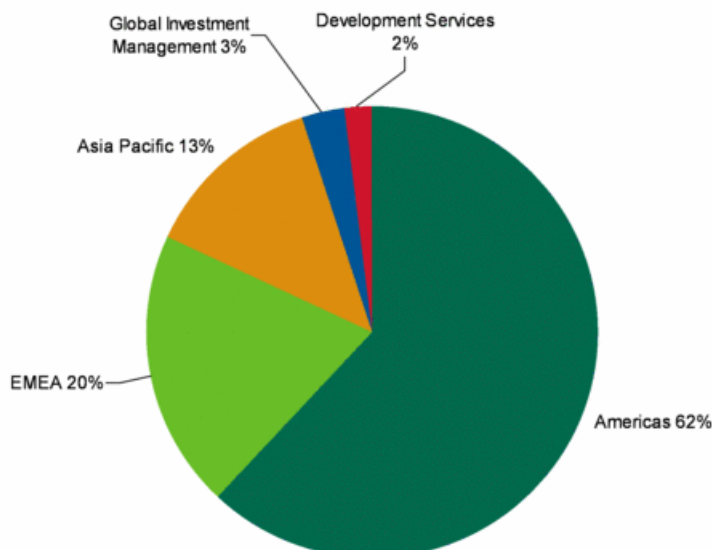
Provide a **complete suite of market leading services** to property owners and occupiers through a **fully integrated global business platform** and a **managed account strategy**



Geographic Diversification

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

LTM 3/31/2010 Revenue¹

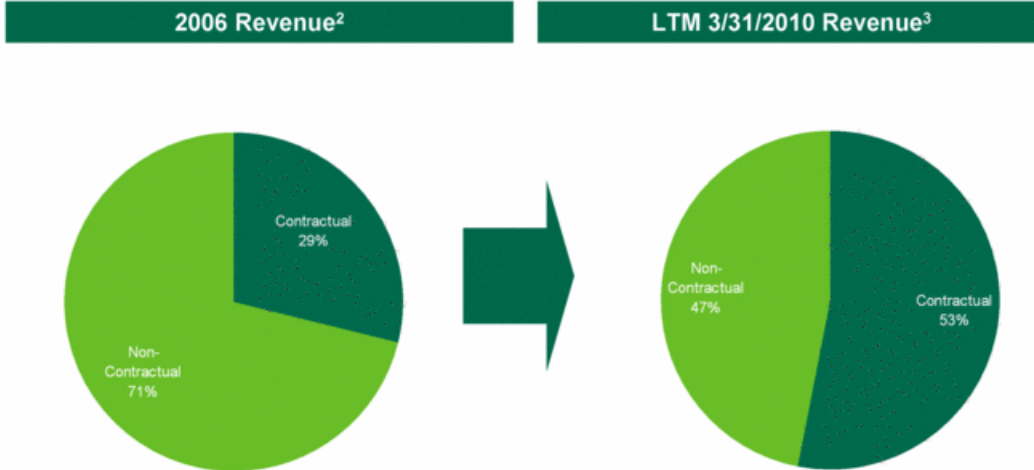


1. LTM 3/31/2010 revenue was \$4.3 billion.



Revenue Diversification

Contractual revenues¹ represented 53% of LTM revenue, up from 29% in 2006



1. Contractual revenue includes: Property & Facilities Management (14% in 2006 and 39% in LTM 2010), Appraisal & Valuation (7% in both 2006 and LTM 2010), Investment Management (6% in 2006 and 3% in LTM 2010), Development Services (1% in 2006 and 2% in LTM 2010) and Other (1% in 2006 and 2% in LTM 2010). Non-contractual revenue includes: Sales (31% in 2006 and 13% in LTM 2010), Leasing (37% in 2006 and 33% in LTM 2010) and Commercial Mortgage Brokerage (3% in 2006 and 1% in LTM 2010).
2. Reflects Trammell Crow Company's revenue contributions beginning on December 20, 2006.
3. LTM 3/31/2010 revenue was \$4.3 billion.

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Global Objectives

- Establish and maintain the leading position in every major world city.
- Establish and maintain the leading position in each service we provide.
- Maintain the most admired, highest quality brand.
- Recruit, hire and retain the finest people in our industry.
- Foster and maintain a culture of integrity, excellence and continuous improvement.
- Lead the industry in revenue and profit growth and retain the industry's highest operating margins.

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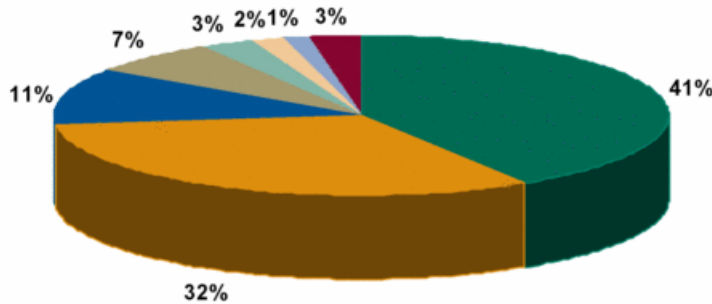
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Key Service Lines & Market Environment



Revenue Breakdown

1st Quarter 2010



(\$ in millions)	Three months ended March 31,		
	2010	2009	% Change
Property & Facilities Management	420.6	396.4	6
Leasing	327.7	267.1	23
Sales	117.4	77.8	51
Appraisal & Valuation	70.0	62.4	12
Investment Management	31.2	35.5	-12
Development Services	16.7	19.9	-16
Commercial Mortgage Brokerage	14.8	14.7	1
Other	27.5	16.6	66
Total	1,025.9	890.4	15

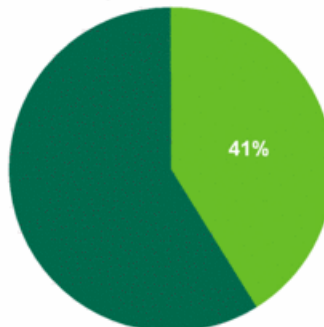


Outsourcing Services

Property and Facilities Management Revenue¹
(\$ in Millions)



Percent of Q1 2010 Total Revenue¹



30% increase in corporate real estate centralization expected over the next 3 years—a prelude to outsourcing³

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. Deloitte, 2008



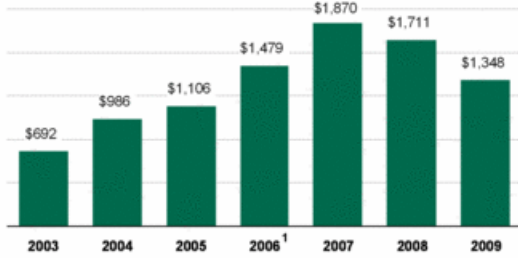
#1 Provider of Every Outsourced Real Estate Service

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			

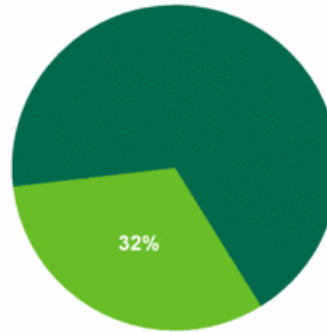


Leasing

Global Leasing Revenue
(\$ in Millions)



Percent of Q1 2010 Total Revenue



Key Facts

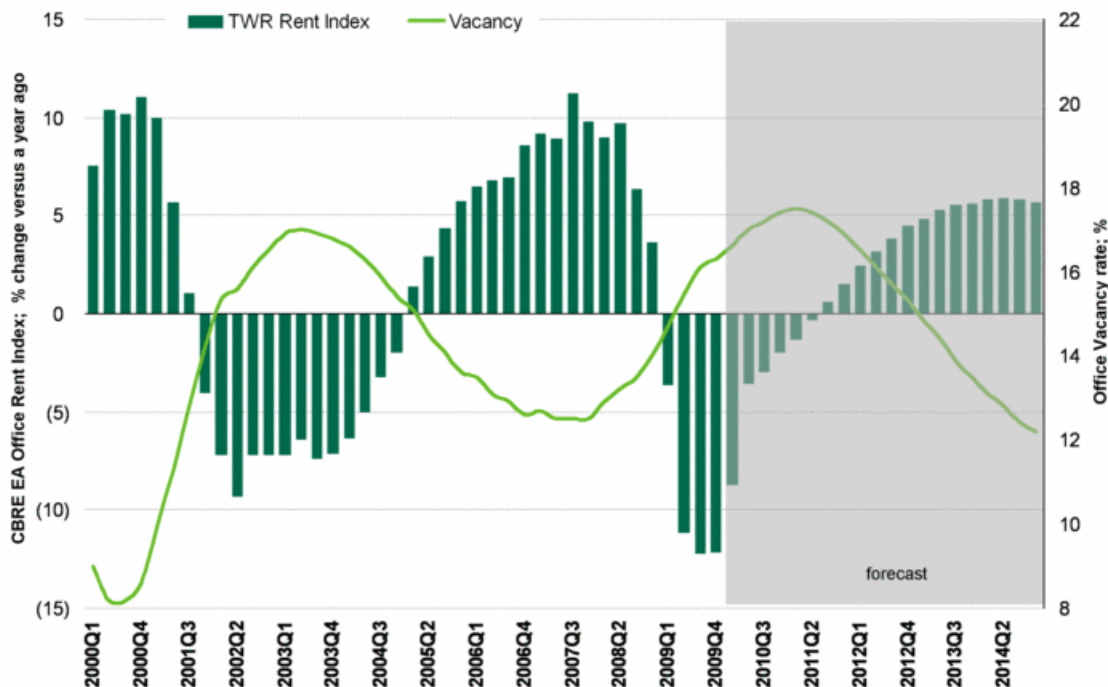
- More than **4,700² leasing professionals** worldwide
- Tailored service delivery by **property type** and **industry/market specialization**
- \$56.7 billion** global lease transactions in 2009
- With global economies improving, activity levels began to recover in Q1 2010 following a steep slump in 2008 and 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.

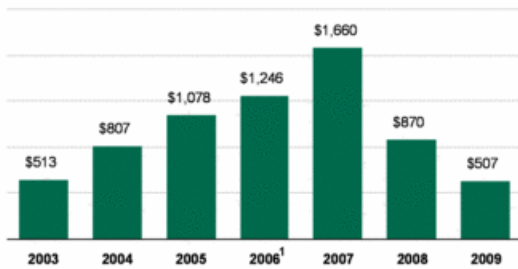


Leasing Market Outlook

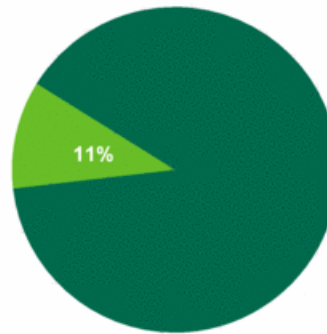
U.S. Office Rent Forecast and Vacancy



Global Sales Revenue
(\$ in Millions)



Percent of Q1 2010 Total Revenue



Key Facts

- More than **1,300² investment sales specialists** worldwide
- Specialization across all major property types
- \$40.5 billion** global sales 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.

Recovery & Restructuring Services Group

Distressed Deal Volume¹



Our Process

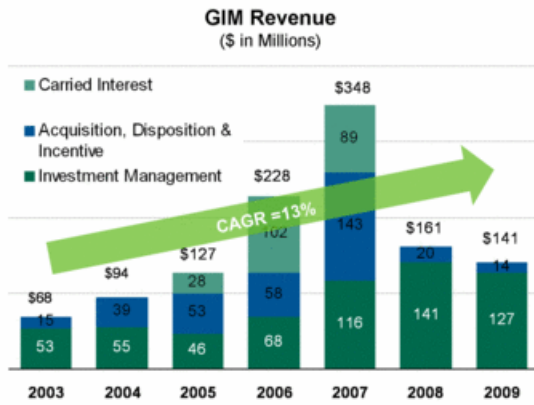


Key Facts

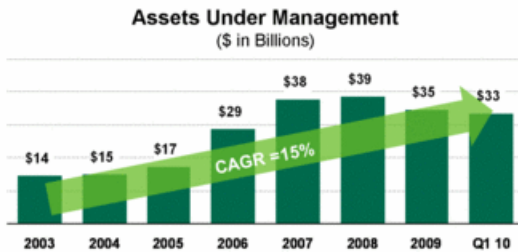
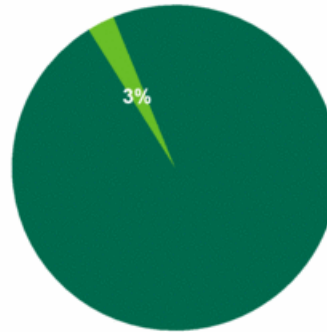
- Recapitalizations, loan sales/workouts, asset and portfolio valuations, asset management and repositioning and receivership services
- Currently marketing more than **\$6.0B** of distressed properties in the U.S.

1. Source: RCA Troubled Assets Radar, April 2010

Global Investment Management: CBRE Investors



Percent of Q1 2010 Total Revenue



Key Facts¹

- \$33.3 billion in assets under management
- \$93.5 million co-investments

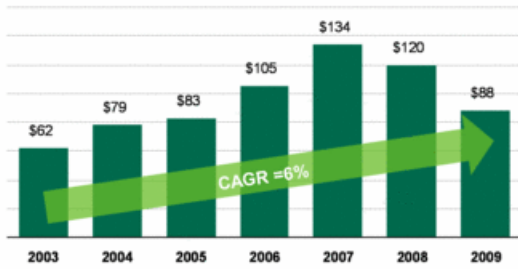
1. As of March 31, 2010.

Global Investment Programs

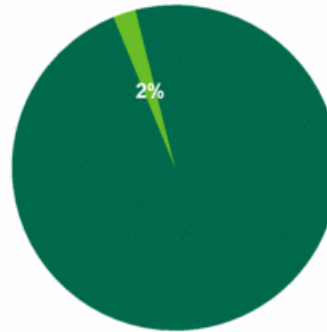
Description	Q1 2010 Statistics	Typical Fee Structure
Separate Accounts	▪ \$15.0 billion of assets under management	<ul style="list-style-type: none"> ▪ Management fees ▪ Transaction fees ▪ Incentive fees
Sponsored Funds	▪ \$13.0 billion of assets under management	<ul style="list-style-type: none"> ▪ Management fees ▪ Transaction fees ▪ LP profits ▪ Carried Interest
Unlisted Securities	▪ \$3.2 billion of assets under management	<ul style="list-style-type: none"> ▪ Management fees ▪ Incentive fees
Listed Securities	▪ \$2.1 billion of assets under management	<ul style="list-style-type: none"> ▪ Management fees ▪ Incentive fees

Development Services: Trammell Crow Company

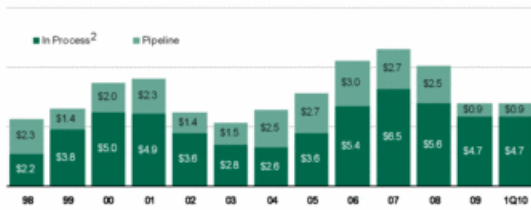
Development Revenue¹
(\$ in Millions)



Percent of Q1 2010 Total Revenue



Projects In Process/Pipeline
(\$ in Billions)



Key Facts³

- \$5.6 billion in process/pipeline
- \$65.4 million co-investments
- Only \$10.8 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 \$1.5 billion for 1Q 10, \$1.4 billion for 4Q 09 and \$0.4 billion for both 4Q 08 and 4Q 07. 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 March 31, 2010.

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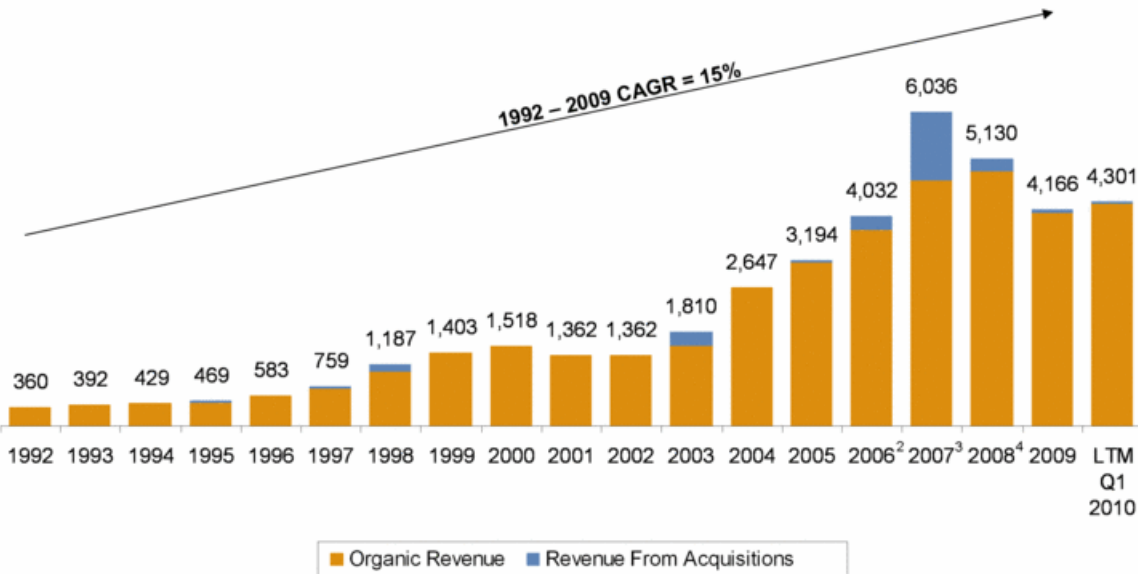
Financial Performance

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Historical Revenue¹

Average Annual Organic Growth of 8%

(\$ in Millions)



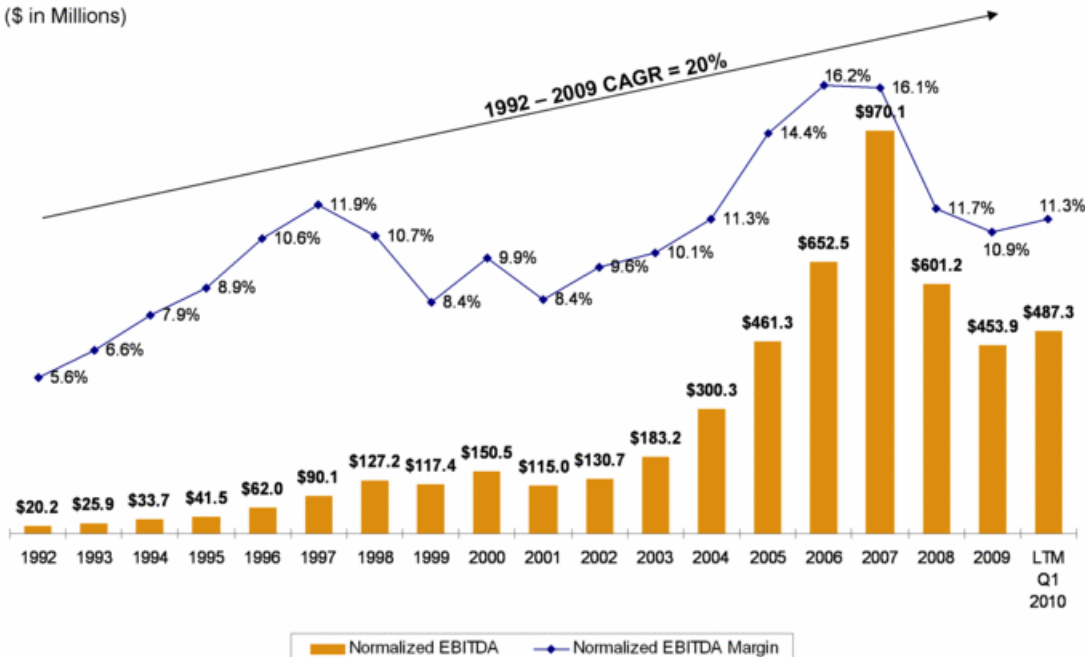
1. No reimbursements are included for the period 1992 through 1996, as amounts were immaterial. Reimbursements for 1997 through 2001 have been estimated. For 2002 and forward, reimbursements are included.
2. Includes Trammell Crow Company activity for the period December 20, 2006 through December 31, 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

Normalized EBITDA and Margin

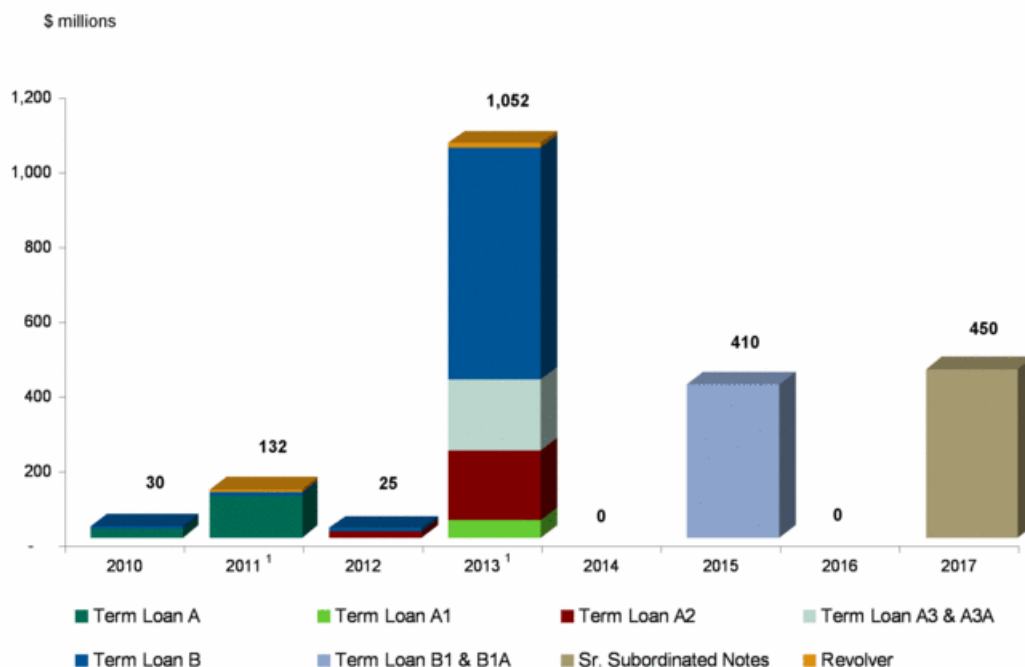
(\$ in Millions)



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.



Mandatory Amortization and Maturity Schedule



1. Approximately \$225.1 million and \$333.0 million of the revolver facilities mature in June 2011 and June 2013 respectively. As of 3/31/10 the outstanding revolver balance was \$20.1 million.



Capitalization

(\$ in millions)	As of		
	3/31/2010	12/31/2009	Variance
Cash	680.3	741.6	(61.3)
Revolving credit facility	20.1	21.1	(1.0)
Senior secured term loan A	135.9	326.3	(190.4)
Senior secured term loan A-1	47.4	48.6	(1.2)
Senior secured term loan A-2	203.2	203.2	-
Senior secured term loan A-3	167.5	167.5	-
Senior secured term loan A-3A	24.1	-	24.1
Senior secured term loan B	640.9	642.8	(1.9)
Senior secured term loan B-1	294.7	295.2	(0.5)
Senior secured term loan B-1A	115.0	-	115.0
Senior subordinated notes ¹	436.8	436.5	0.3
Notes payable on real estate ²	3.5	3.5	-
Other debt ³	0.9	1.0	(0.1)
Total debt	2,090.0	2,145.7	(55.7)
Stockholders' equity	612.1	629.1	(17.0)
Total capitalization	2,702.1	2,774.8	(72.7)
Total net debt	1,409.7	1,404.1	5.6

1. Net of original issue discount of \$13.2 million and \$13.5 million at March 31, 2010 and December 31, 2009, respectively.
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 \$747.8 million and \$547.8 million at March 31, 2010 and December 31, 2009, respectively.
3. Excludes \$94.0 million and \$312.9 million of non-recourse warehouse facility at March 31, 2010 and December 31, 2009, respectively, as well as \$13.0 million and \$5.5 million of non-recourse revolving credit facility in Development Services at March 31, 2010 and December 31, 2009, respectively.



Summary:

- Investment sales expected to show year over year growth
- Leasing should show growth consistent with employment recovery
- Outsourcing seems to be past recession-induced headwinds and should show modest growth for the rest of 2010
- Global Investment Management and Development Services results to remain weak until property values show stronger recovery
- Total company performance should continue to show steady growth
- We continue to focus on supporting growth opportunities

Appendix

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

(\$ in millions)	LTM Q1 2010	Year Ended December 31,				
		2009	2008	2007	2006	2005
Normalized EBITDA	\$ 487.3	\$ 453.9	\$ 601.2	\$ 970.1	\$ 652.5	\$ 461.3
Less:						
Cost containment expenses	42.7	43.6	27.4	-	-	-
Write-down of impaired assets	30.9	32.5	100.4	-	-	-
Integration costs related to acquisitions	5.0	5.7	16.4	45.2	7.6	7.1
Merger-related charges	-	-	-	56.9	-	-
Loss (gain) on trading securities acquired in the Trammell Crow Company acquisition	-	-	-	33.7	(8.6)	-
EBITDA ¹	408.7	372.1	457.0	834.3	653.5	454.2
Add:						
Interest income ²	5.6	6.1	17.9	29.0	9.8	9.3
Less:						
Depreciation and amortization ³	100.5	99.5	102.9	113.7	67.6	45.5
Interest expense ⁴	204.1	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	46.3	27.0	56.9	194.3	198.3	138.9
Net income (loss) attributable to CB Richard Ellis Group, Inc.	\$ 63.4	\$ 33.3	\$ (1,012.1)	\$ 390.5	\$ 318.6	\$ 217.3
Revenue ⁶	4,301.3	4,165.8	5,130.1	6,036.3	4,032.0	3,194.0
Normalized EBITDA Margin	11.3%	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.

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