

**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): **December 2, 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 month of December 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: December 2, 2010

CB RICHARD ELLIS GROUP, INC.

By: /s/ GIL BOROK
Gil Borok
Chief Financial Officer



CB Richard Ellis Group, Inc.

Investor Presentation

December 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, financial performance and our business outlook. 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 third quarter earnings report, filed on Form 8-K, and our current annual report on Form 10-K and current quarterly report on Form 10-Q, in particular any discussion of risk factors or forward-looking statements, 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.

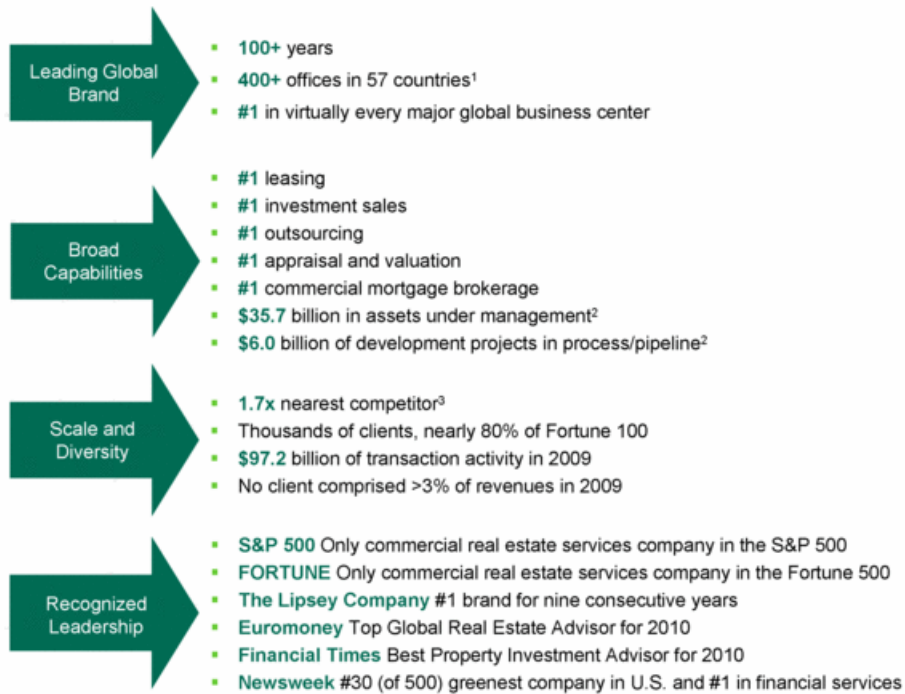


Overview



CB Richard Ellis | Page 3

The Global Market Leader



1. Includes affiliate offices.
2. As of September 30, 2010.
3. Based on 2009 revenues versus Jones Lang LaSalle.

CB Richard Ellis | Page 4



Our Vision

- Be the preeminent, vertically integrated, globally capable real estate services firm

Our Mission

- Deliver superior results for stakeholders by:
 - Putting the client first—always
 - Collaborating across markets and services lines
 - Thinking innovatively, but acting practically
 - Providing a rewarding work environment

Our Values

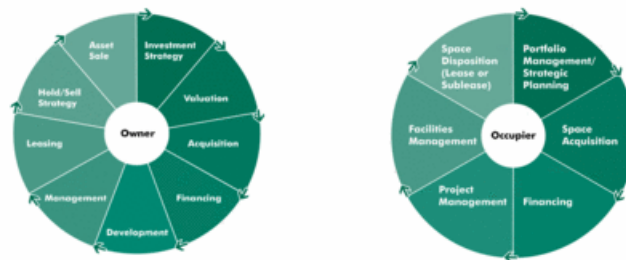
- **Respect:** Treat everyone with dignity, value their contributions and help one another succeed
- **Integrity:** Uphold the highest ethical standards in our business practices
- **Service:** Dedicate ourselves to making a meaningful impact on our clients and in our communities
- **Excellence:** Aspire to be the best in everything we do and strive for continuous improvement

RESPECT/INTEGRITY/SERVICE/EXCELLENCE



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**



Our 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.



People and Platform

Industry Leading Research and Consulting



MarketView Reports



Special Reports



Global In-Sights
Video Podcast



Mapping and
Demographics

Labor Analytic and Economic Incentives Groups

Robust Technology



Global LaborView



CBRE for iPhone

The Best People in the Business

CB Richard Ellis University

Training For All Levels of
Professional Development

AzBusiness **Dallas Business Journal**

Selected as a *Best Place to Work* in
Phoenix, Orlando, Chicago, Dallas, et al

Insight Client Portal

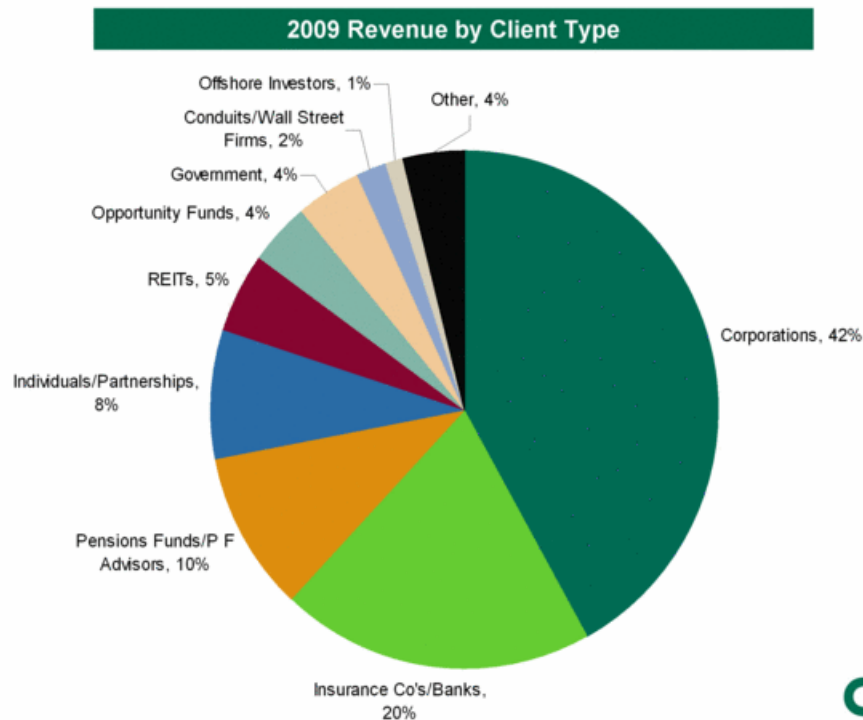


Active Social Media Presence



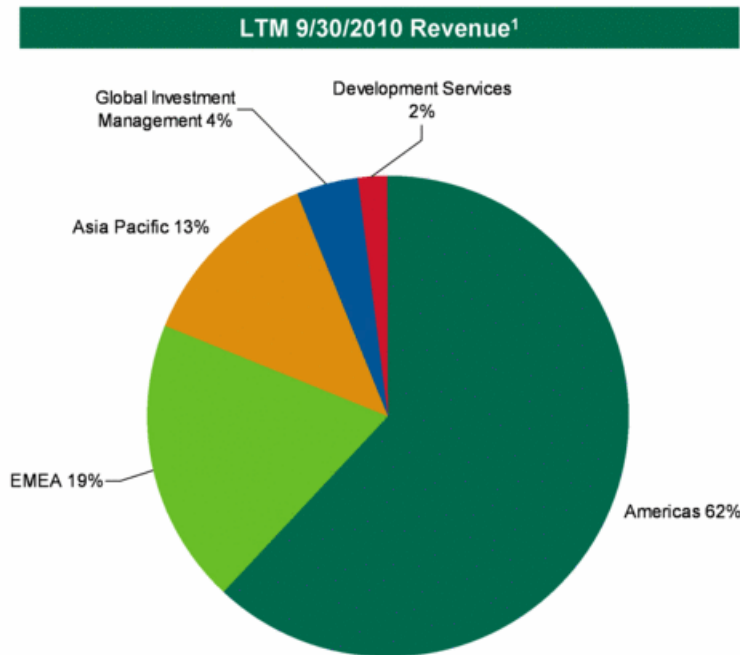
Diverse Client Base

Diversified revenue spread across broad base of clients



Geographic Diversification

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

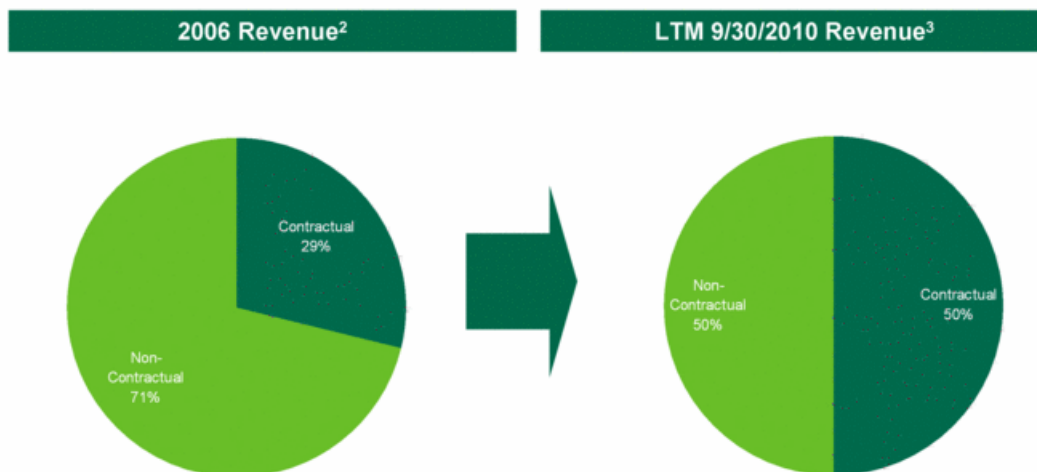


1. LTM 9/30/2010 revenue was \$4.8 billion. This includes \$1.7 million of revenue related to discontinued operations.



Revenue Diversification

Contractual revenues¹ represented 50% of LTM revenue, up from 29% in 2006



1. Contractual revenue includes: Property & Facilities Management (14% in 2006 and 36% 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 14% in LTM 2010), Leasing (37% in 2006 and 33% in LTM 2010) and Commercial Mortgage Brokerage (3% in both 2006 and LTM 2010).
 2. Reflects Trammell Crow Company's revenue contributions beginning on December 20, 2006.
 3. LTM 9/30/2010 revenue was \$4.8 billion. This includes \$1.7 million of revenues related to discontinued operations.



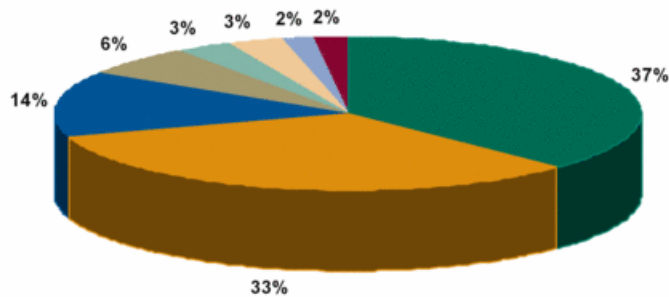
Key Service Lines & Market Environment



CB Richard Ellis | Page 11

Revenue Breakdown

YTD 3rd Quarter 2010



| (\$ in millions) | Three months ended September 30, | | | Nine months ended September 30, | | |
|----------------------------------|----------------------------------|----------------|-----------|---------------------------------|----------------|-----------|
| | 2010 ¹ | 2009 | % Change | 2010 ¹ | 2009 | % Change |
| Property & Facilities Management | 437.1 | 408.5 | 7 | 1,298.8 | 1,204.7 | 8 |
| Leasing | 414.8 | 326.2 | 27 | 1,129.5 | 892.3 | 27 |
| Sales | 207.8 | 127.6 | 63 | 483.4 | 303.6 | 59 |
| Appraisal & Valuation | 72.5 | 75.8 | -4 | 219.7 | 208.3 | 5 |
| Commercial Mortgage Brokerage | 50.5 | 16.0 | 216 | 106.2 | 45.0 | 136 |
| Investment Management | 35.4 | 30.3 | 17 | 103.8 | 96.1 | 8 |
| Development Services | 20.7 | 19.4 | 7 | 55.7 | 60.6 | -8 |
| Other | 28.1 | 19.4 | 45 | 68.6 | 58.7 | 17 |
| Total | 1,266.9 | 1,023.2 | 24 | 3,465.7 | 2,869.3 | 21 |

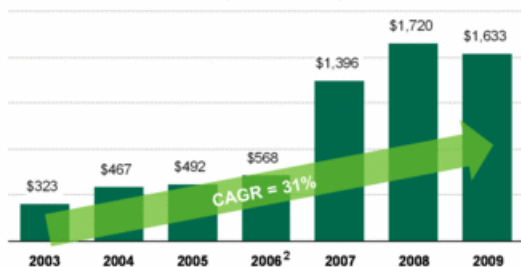
1. Includes revenue from discontinued operations, which totaled \$0.7 million and \$1.7 million for the three and nine months ended September 30, 2010, respectively.



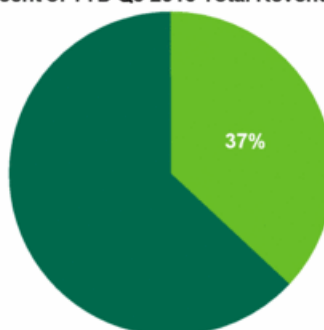
CB Richard Ellis | Page 12

Outsourcing Services

Property and Facilities Management Revenue¹
(\$ in Millions)



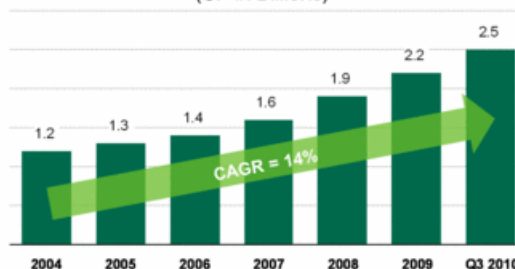
Percent of YTD Q3 2010 Total Revenue¹



Awards and Accolades

| | |
|--|---|
| | Global Excellence in Outsourcing Award Recognizing The World's Premier Commercial Real Estate Services Firm |
| | #13 outsourcing company across all industries; 4th consecutive year on the list |
| | Highest Ranked Commercial Real Estate Services Firm on Black Book of Outsourcing List |

Global Square Footage Managed³
(SF in Billions)



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. Represents combined data for CBRE and Trammell Crow Company; does not include joint ventures and affiliates.

CB Richard Ellis | Page 13

CBRE
CB RICHARD ELLIS

#1 Provider of Every Outsourced Real Estate Service

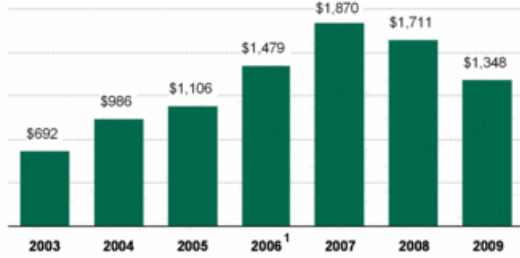
| Transaction Management | Project Management | Property/Facilities Management | Consulting |
|---|--|---|--|
| <ul style="list-style-type: none"> Global execution of transactions with a portfolio-wide focus Optimize portfolio Lease administration services Multiple-transaction focus | <ul style="list-style-type: 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 Client accounting | <ul style="list-style-type: none"> Organizational design Portfolio optimization Workplace strategy Land use analysis and strategy Fiscal and economic impact analysis |
| Clients | | | |
| | | | |

CB Richard Ellis | Page 14

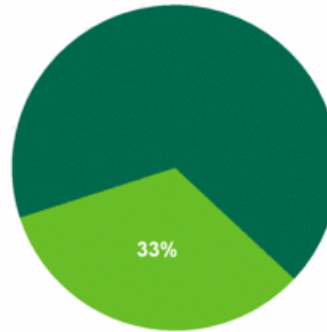
CBRE
CB RICHARD ELLIS

Leasing

Global Leasing Revenue
(\$ in Millions)



Percent of YTD Q3 2010 Total Revenue



Key Facts

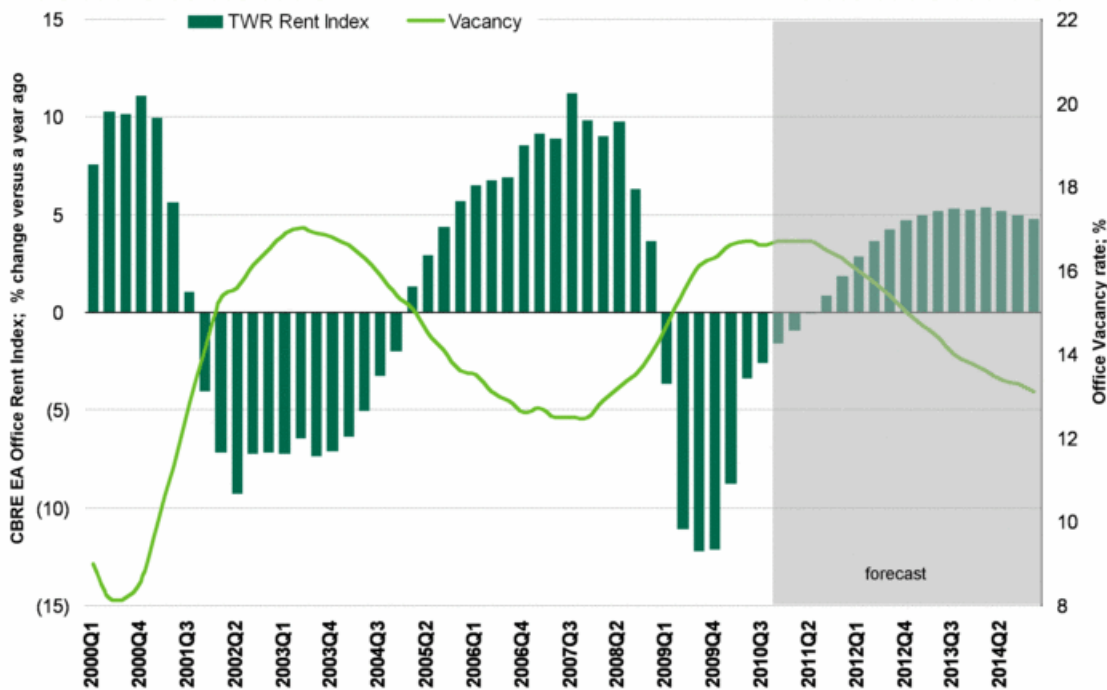
- More than **4,700²** leasing professionals worldwide
- Tailored service delivery by **property type** and **industry/market specialization**
- \$56.7 billion** global lease transactions in 2009
- With global economies improving, leasing activity levels have recovered from a steep slump in 2008 and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

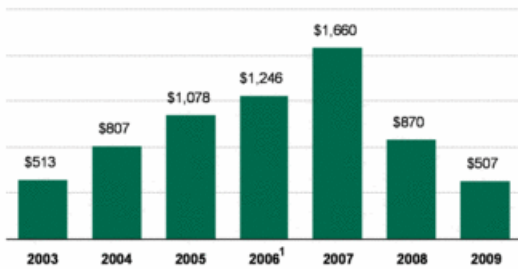


Leasing Market Outlook

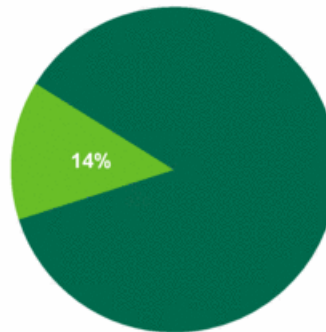
U.S. Office Rent Forecast and Vacancy



Global Sales Revenue
(\$ in Millions)



Percent of YTD Q3 2010 Total Revenue



Key Facts

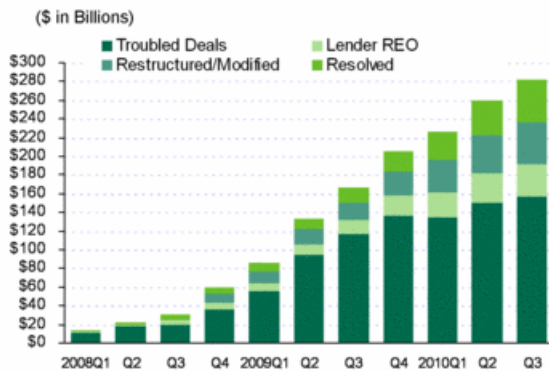
- More than **1,300² investment sales specialists** worldwide
- Specialization across all major property types
- \$40.5 billion** global sales in 2009
- Recovery of transaction activity broadening across geographies versus limited to select markets earlier in 2010

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

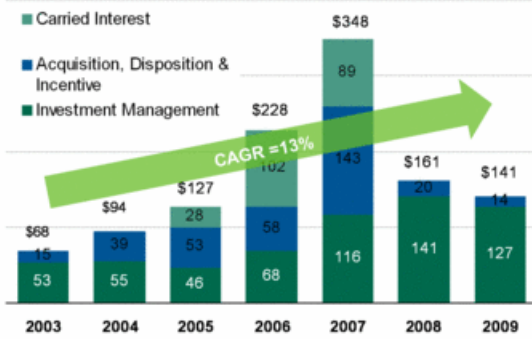
- Services include: recapitalizations, loan sales/workouts, asset and portfolio valuations, asset management and repositioning and receivership
- Currently marketing more than **\$7.5B** of distressed assets in the U.S.

1. Source: RCA Troubled Assets Radar, as of September 27, 2010

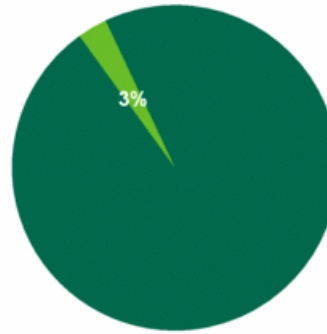


Global Investment Management: CBRE Investors

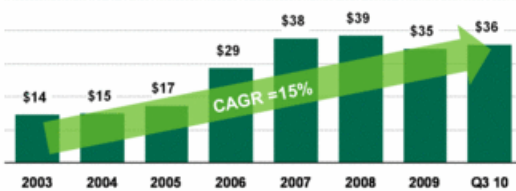
GIM Revenue
(\$ in Millions)



Percent of YTD Q3 2010 Total Revenue



Assets Under Management
(\$ in Billions)



Key Facts¹

- \$35.7 billion in assets under management
- \$94.1 million co-investments

1. As of September 30, 2010.



Global Investment Programs

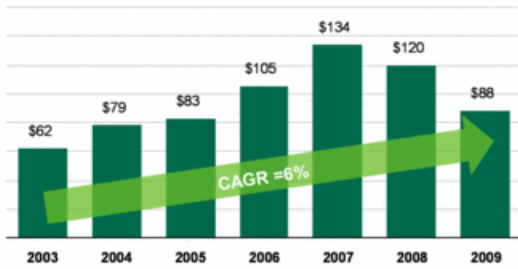
| Description | Q3 2010 Statistics | Typical Fee Structure | Geography/Strategy | Assets Under Management ¹ (\$ in billions) | % |
|----------------------------|---|---|-----------------------|--|-----|
| Separate Accounts | ▪ \$16.2 billion of assets under management | ▪ Management fees ▪ Transaction fees ▪ Incentive fees | North America | 18.8 | 52 |
| Sponsored Funds | ▪ \$13.2 billion of assets under management | ▪ Management fees ▪ Transaction fees ▪ LP profits ▪ Carried Interest | Europe | 10.3 | 29 |
| Unlisted Securities | ▪ \$4.1 billion of assets under management | ▪ Management fees ▪ Incentive fees | Asia Pacific | 0.3 | 1 |
| Listed Securities | ▪ \$2.2 billion of assets under management | ▪ Management fees ▪ Incentive fees | Total Direct | 29.4 | 82 |
| | | | Total Indirect | 6.3 | 18 |
| | | | Total | 35.7 | 100 |

1. As of September 30, 2010.

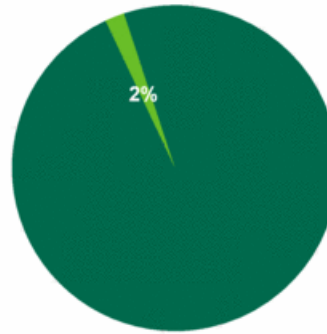


Development Services: Trammell Crow Company

Development Revenue¹
(\$ in Millions)



Percent of YTD Q3 2010 Total Revenue



Projects In Process/Pipeline
(\$ in Billions)



Key Facts³

- \$6.0 billion in process/pipeline
- \$60.0 million co-investments
- Only \$6.5 million in recourse debt to CBRE and repayment guarantees

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 \$1.6 billion for 3Q 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 September 30, 2010.

CB Richard Ellis | Page 21

CBRE
CB RICHARD ELLIS

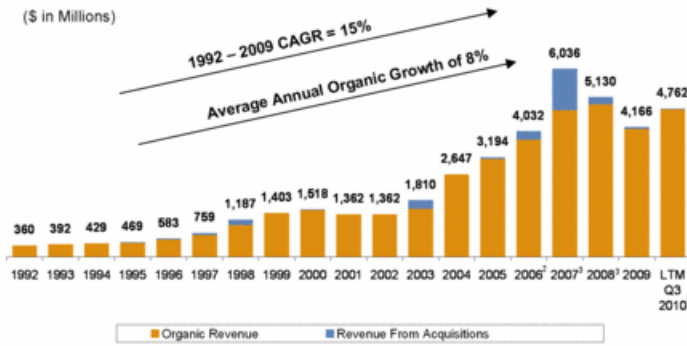
Financial Performance

CBRE
CB RICHARD ELLIS

Historical Performance

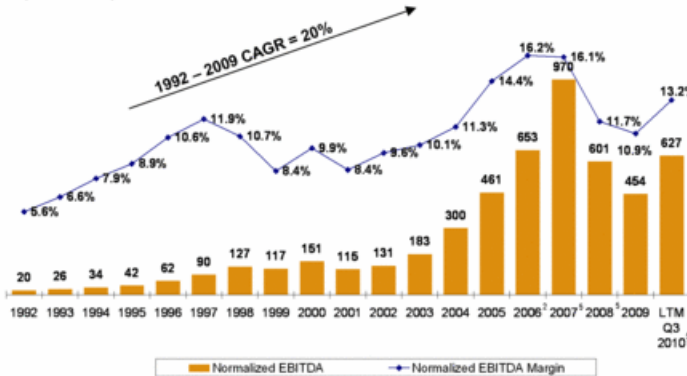
Revenue ¹

(\$ in Millions)



Normalized EBITDA and Margin ⁴

(\$ in Millions)

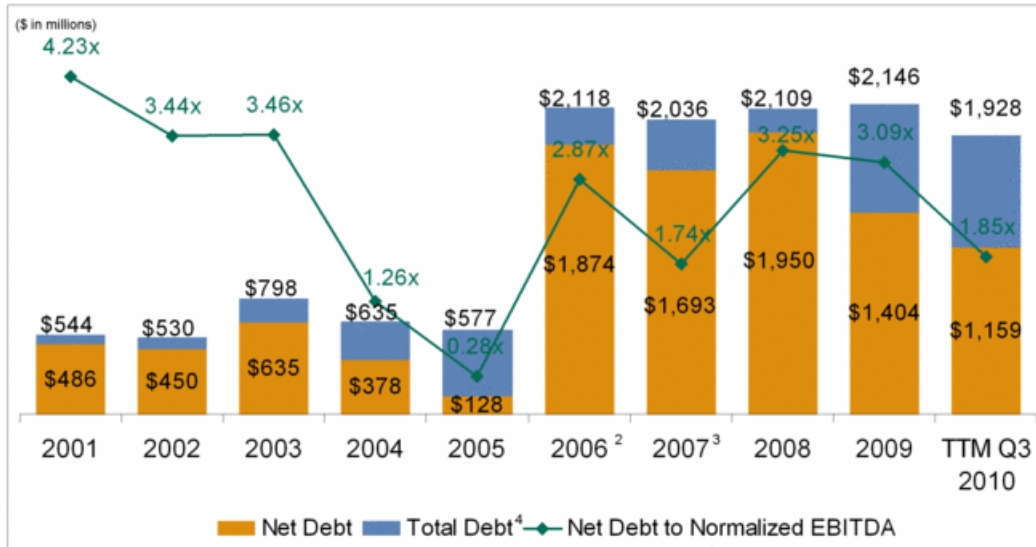


1. No reimbursements are included for the period 1992 through 1996, as amounts were immaterial. Reimbursements for 1997 through 2001 have been estimated. For 2002 and forward, reimbursements are included.
2. Includes Trammell Crow Company activity for the period December 20, 2006 through December 31, 2006.
3. Includes revenue from discontinued operations, which totaled \$2.1 million for the year ended December 31, 2007, \$1.3 million for the year ended December 31, 2008, and \$1.7 million for twelve months ended September 30, 2010.
4. 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.
5. Includes EBITDA related to discontinued operations of \$6.5 million for the year ended December 31, 2007, \$16.9 million for the year ended December 31, 2008, and \$15.3 million for the twelve months ended September 30, 2010.

CB Richard Ellis | Page 23



Debt Highlights



| Normalized ¹ EBITDA: | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | TTM Q3 2010 |
|---------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------------|
| | \$115 | \$131 | \$183 | \$300 | \$461 | \$653 | \$970 | \$601 | \$454 | \$627 |

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 normalized EBITDA excludes \$106.8 million for TCC for the period January 1, 2006 through December 20, 2006.
3. 2007 normalized EBITDA excludes \$61.6 million of Development Services gains, which could not be recognized under purchase accounting rules.
4. Total debt excludes non-recourse debt.

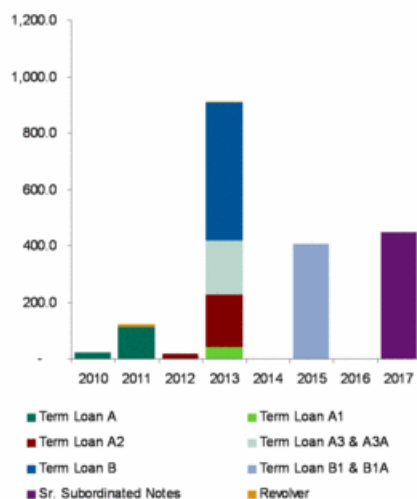
CB Richard Ellis | Page 24



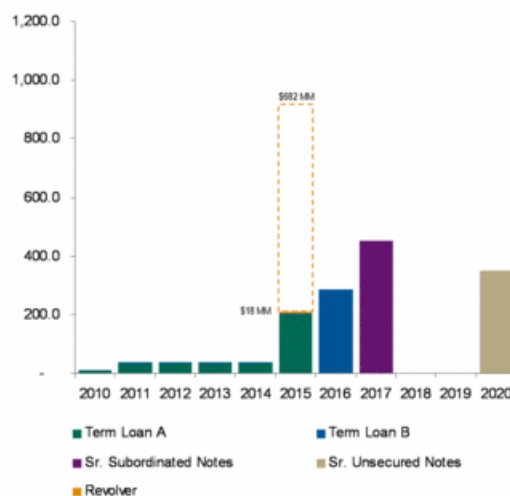
Mandatory Amortization and Maturity Schedule

\$ millions

As of September 30, 2010¹



As of November 10, 2010²



1. Approximately \$225.1 million and \$333.0 million of the revolver facilities mature in June 2011 and June 2013 respectively. As of 9/30/10 the outstanding revolver balance was \$17.9 million.
2. Includes the senior unsecured notes issued on October 8, 2010 and bank refinancing on November 10, 2010.



Capitalization Table

| (\$ in millions) | As of | | |
|---|------------------------------------|----------------|----------------|
| | Proforma 9/30/2010 ¹ | 9/30/2010 | 12/31/2009 |
| Cash | 270.1 | 768.7 | 741.6 |
| Revolving credit facility | 17.9 | 17.9 | 21.1 |
| New senior secured term loan A | 350.0 | - | - |
| Senior secured term loan A | - | 135.9 | 326.3 |
| Senior secured term loan A-1 | - | 41.4 | 48.6 |
| 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 | - | 24.0 | - |
| New senior secured term loan B | 300.0 | - | - |
| Senior secured term loan B | - | 489.0 | 642.8 |
| Senior secured term loan B-1 | - | 293.2 | 295.2 |
| Senior secured term loan B-1A | - | 114.4 | - |
| Senior unsecured notes | 350.0 | - | - |
| Senior subordinated notes ² | 437.4 | 437.4 | 436.5 |
| Notes payable on real estate ³ | 3.5 | 3.5 | 3.5 |
| Other debt ⁴ | 0.2 | 0.2 | 1.0 |
| Total debt | 1,459.0 | 1,927.6 | 2,145.7 |
| Stockholders' equity | 773.4 | 773.4 | 629.1 |
| Total capitalization | 2,232.4 | 2,701.0 | 2,774.8 |
| Total net debt | 1,188.9 | 1,158.9 | 1,404.1 |

1. Includes refinancing of CBRE's credit facility and the issuance of 6 5/8% senior unsecured notes.
2. Net of original issue discount of \$12.6 million and \$13.5 million at September 30, 2010 and December 31, 2009, respectively.
3. Represents notes payable on real estate in Development Services that are recourse to the Company. Excludes non-recourse notes payable on real estate of \$676.1 million and \$547.8 million at September 30, 2010 and December 31, 2009, respectively.
4. Excludes \$260.1 million and \$312.9 million of non-recourse warehouse facility at September 30, 2010 and December 31, 2009, respectively, as well as \$2.0 million and \$5.5 million of non-recourse revolving credit facility in Development Services at September 30, 2010 and December 31, 2009, respectively.



- Investment sales and leasing should continue to show nice year over year improvements - but comparisons are getting tougher
- Recent outsourcing trends and wins give us confidence about solid growth ahead for this business
- Planned expenses reinstated in Q3 2010 will continue to be visible in near term quarterly comparisons



Appendix



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

| (\$ in millions) | LTM Q3 2010 | Year Ended December 31, | | | | |
|---|-------------|-------------------------|--------------|----------|----------|----------|
| | | 2009 | 2008 | 2007 | 2006 | 2005 |
| Normalized EBITDA ¹ | \$ 627.2 | \$ 453.9 | \$ 601.2 | \$ 970.1 | \$ 652.5 | \$ 461.3 |
| Less: | | | | | | |
| Write-down of impaired assets | 25.5 | 32.5 | 100.4 | - | - | - |
| Cost containment expenses | 23.7 | 43.6 | 27.4 | - | - | - |
| Integration costs related to acquisitions | 4.3 | 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 | 573.7 | 372.1 | 457.0 | 834.3 | 653.5 | 454.2 |
| Add: | | | | | | |
| Interest income ² | 7.6 | 6.1 | 17.9 | 29.0 | 9.8 | 9.3 |
| Less: | | | | | | |
| Depreciation and amortization ³ | 105.3 | 99.5 | 102.9 | 113.7 | 67.6 | 45.5 |
| Interest expense ⁴ | 203.7 | 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 | 102.9 | 27.0 | 56.9 | 194.3 | 198.3 | 138.9 |
| Net income (loss) attributable to CB Richard Ellis Group, Inc. | \$ 169.4 | \$ 33.3 | \$ (1,012.1) | \$ 390.5 | \$ 318.6 | \$ 217.3 |
| Revenue ⁶ | 4,762.2 | 4,165.8 | 5,130.1 | 6,036.3 | 4,032.0 | 3,194.0 |
| Normalized EBITDA Margin | 13.2% | 10.9% | 11.7% | 16.1% | 16.2% | 14.4% |

Notes:

- Includes EBITDA related to discontinued operations of \$15.3 million for the twelve months ended September 30, 2010, \$16.9 million for the year ended December 31, 2008 and \$6.5 million for the year ended December 31, 2007.
- 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.
- Includes depreciation and amortization related to discontinued operations of \$0.2 million for the twelve months ended September 30, 2010, \$0.1 million for the year ended December 31, 2008 and \$0.4 million for the year ended December 31, 2007.
- Includes interest expense related to discontinued operations of \$1.1 million for the twelve months ended September 30, 2010, \$0.6 million for the year ended December 31, 2008 and \$1.8 million for the year ended December 31, 2007.
- Includes provision for income taxes related to discontinued operations of \$5.0 million for the twelve months ended September 30, 2010, \$6.0 million for the year ended December 31, 2008 and \$1.6 million for the year ended December 31, 2007.
- Includes revenue related to discontinued operations of \$1.7 million for the twelve months ended September 30, 2010, \$1.3 million for the year ended December 31, 2008 and \$2.1 million for the year ended December 31, 2007.

CBRE
CB RICHARD ELLIS