

**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 5, 2011**

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 May 2011. 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: May 5, 2011

CB RICHARD ELLIS GROUP, INC.

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



CB Richard Ellis Group, Inc.

Investor Presentation

May 2011



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, business outlook and ability to complete and integrate our acquisition of substantially all of ING's real estate investment management business. 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 first quarter earnings report, filed on Form 8-K, and our current annual report on Form 10-K, in particular any discussion of risk factors or forward-looking statements, which are filed with the SEC and available at the SEC's website (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



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The Global Market Leader



1. Includes affiliate offices.
2. On a combined basis, assuming the acquisition of ING's Real Estate Investment Management business (ING REIM), which is expected to close in the second half of 2011.
3. As of March 31, 2011.
4. Based on 2010 revenues versus Jones Lang LaSalle.

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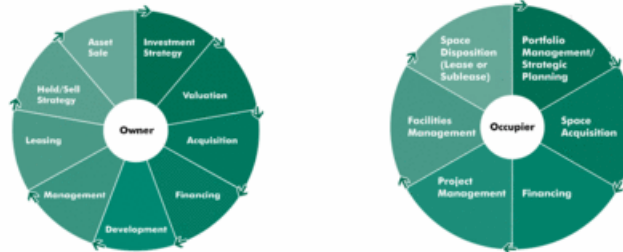


Our Vision

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

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



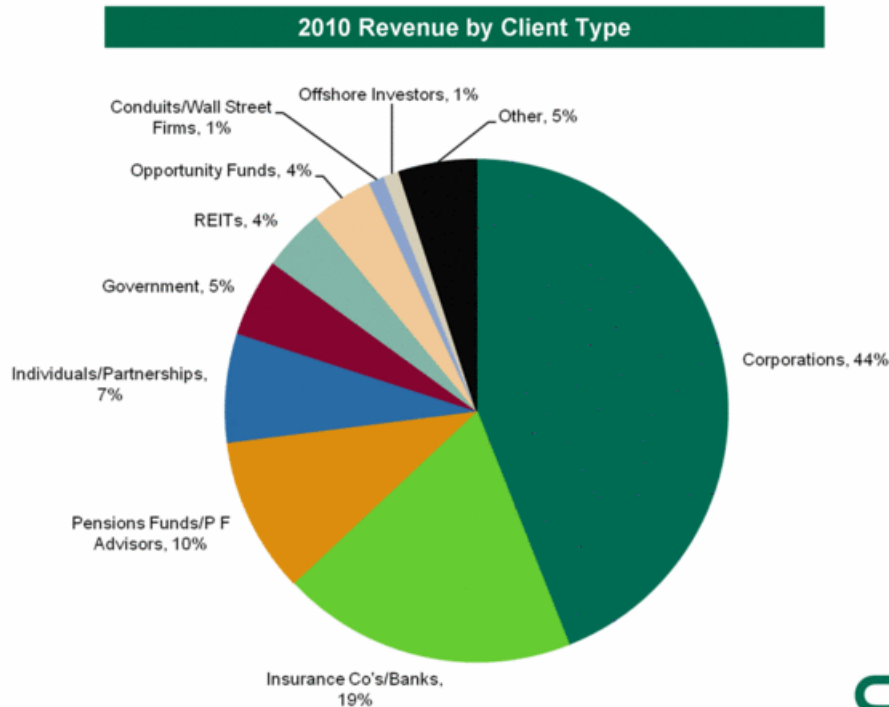
Our Objectives

- 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.



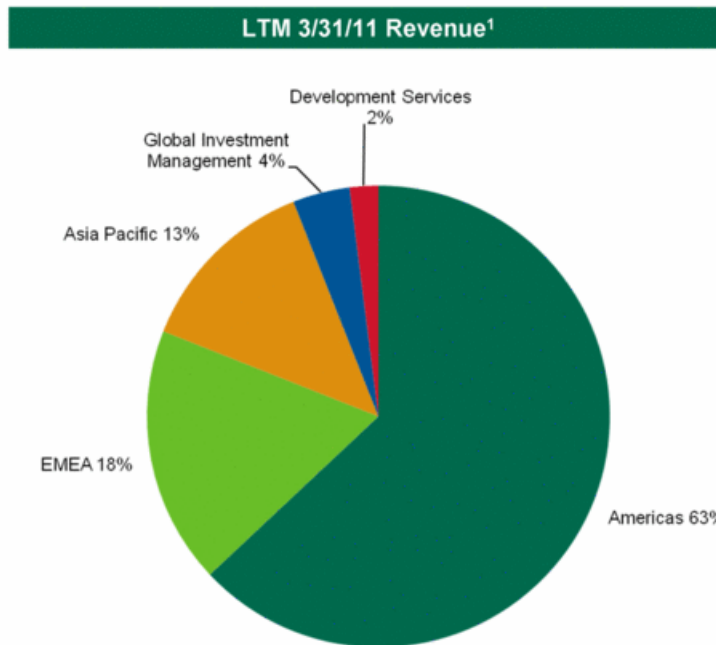
Diverse Client Base

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



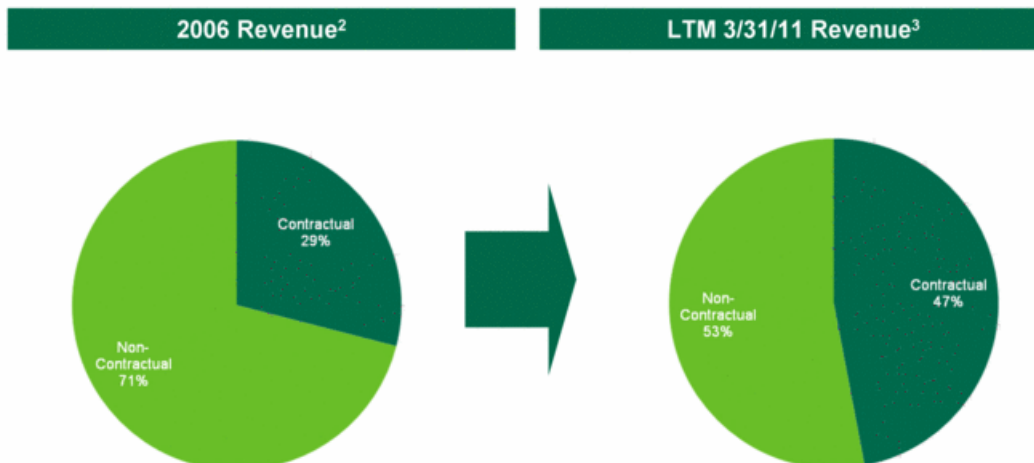
1. LTM 3/31/11 revenue of \$5.3 billion includes \$4.9 million of revenue related to discontinued operations.

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Revenue Diversification

Contractual revenues¹ represented 47% of LTM 3/31/11 revenue, up from 29% in 2006



1. Contractual revenue includes: Property & Facilities Management (14% in 2006 and 35% in LTM 3/31/11), Appraisal & Valuation (7% in 2006 and 6% in LTM 3/31/11), Investment Management (6% in 2006 and 3% in LTM 3/31/11), Development Services (1% in both 2006 and LTM 3/31/11) and Other (1% in 2006 and 2% in LTM 3/31/11). Non-contractual revenue includes: Sales (31% in 2006 and 15% in LTM 3/31/11), Leasing (37% in 2006 and 34% in LTM 3/31/11) and Commercial Mortgage Brokerage (3% in 2006 and 4% in LTM 3/31/11).

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

3. LTM 3/31/11 revenue includes \$4.9 million of revenue related to discontinued operations.

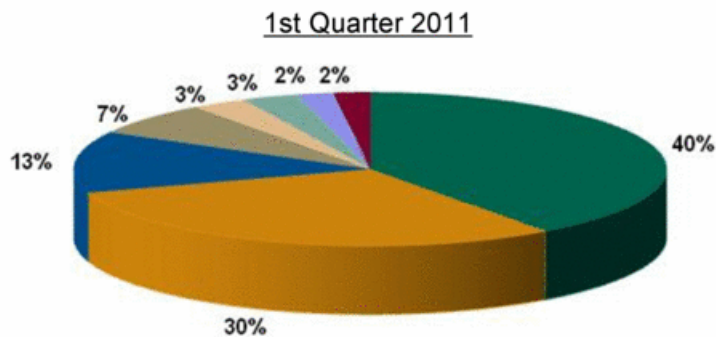
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Key Service Lines & Market Environment



Revenue Breakdown



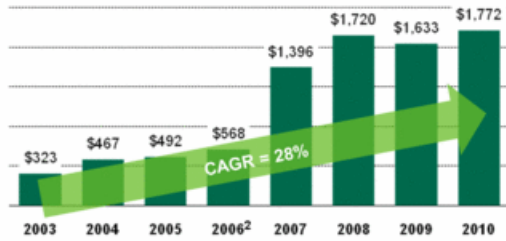
(\$ in millions)	Three months ended March 31,		
	2011 ¹	2010	% Change
Property & Facilities Management	478.3	420.6	14
Leasing	353.5	327.7	8
Sales	157.9	117.4	34
Appraisal & Valuation	75.3	70.0	8
Investment Management	39.4	31.2	26
Commercial Mortgage Brokerage	39.0	21.8	79
Development Services	16.3	16.7	-2
Other	26.4	20.5	29
Total	1,186.1	1,025.9	16

1. Includes revenue from discontinued operations of \$1.0 million for the three months ended March 31, 2011.

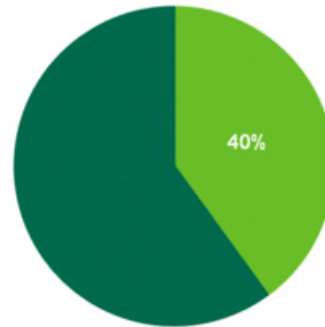


Outsourcing Services

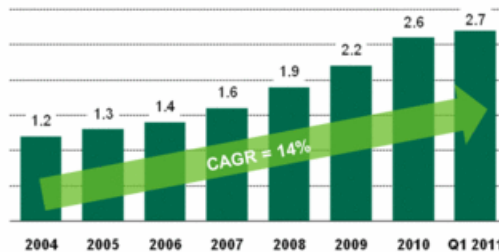
Property and Facilities Management Revenue¹
(\$ in Millions)



Percent of Q1 2011 Total Revenue¹



Global Square Footage Managed³
(SF in Billions)



1. Revenue includes 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.

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#1 Provider of Every Outsourced Real Estate Service

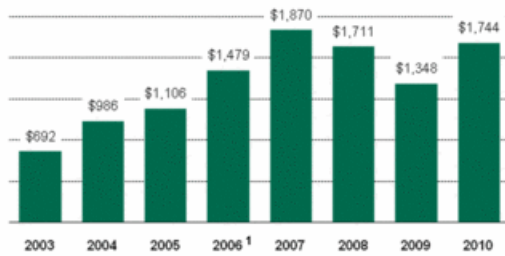
Transaction Management	Project Management	Property/Facilities Management	Consulting
<ul style="list-style-type: none"> • Global execution of transactions with a portfolio-wide focus • Optimize portfolio • Lease administration services • Multiple-transaction focus 	<ul style="list-style-type: none"> • 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			



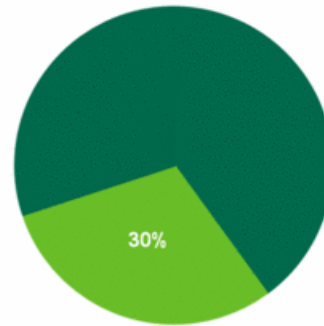
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Leasing

Global Leasing Revenue
(\$ in Millions)



Percent of Q1 2011 Total Revenue



Key Facts

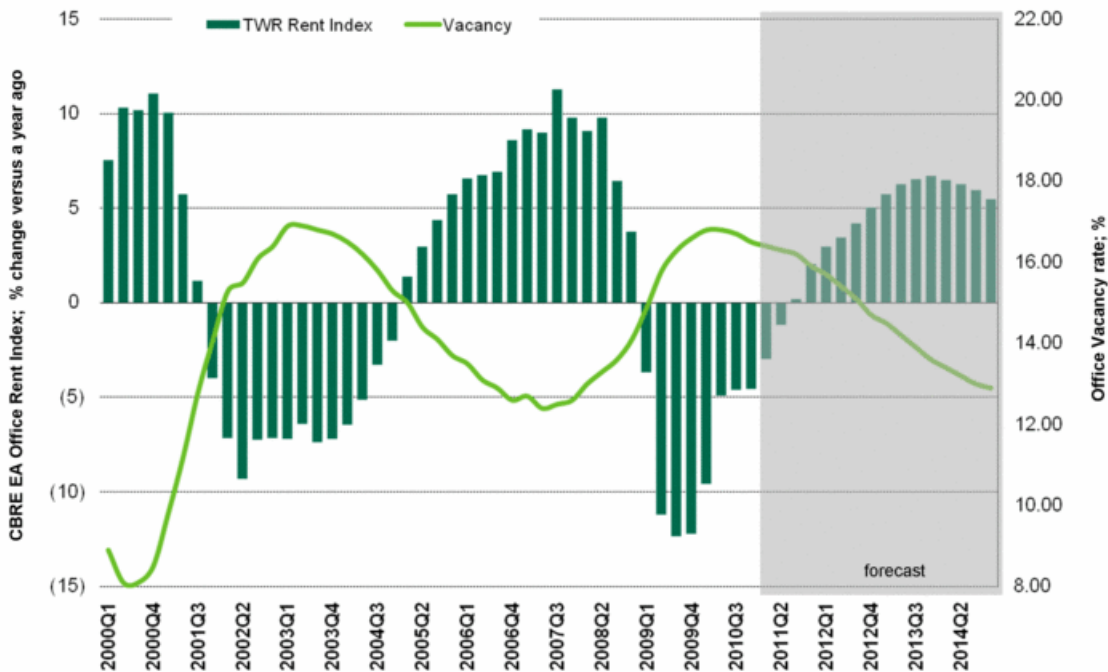
- Approximately **4,200² leasing professionals** worldwide
- Tailored service delivery by **property type** and **industry/market specialization**
- **\$62.8 billion** global lease transactions in 2010
- With global economies much improved, the pace of leasing market recovery has increased significantly

1. Includes Trammell Crow Company's revenue for the period from December 20, 2006 through December 31, 2006.
2. As of December 31, 2010. Does not include affiliate offices.

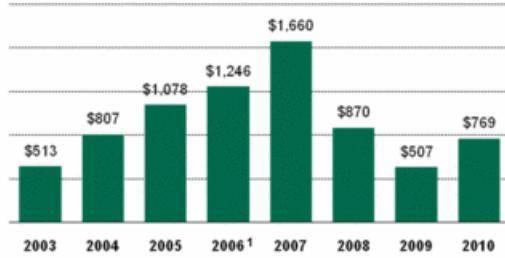


Leasing Market Outlook

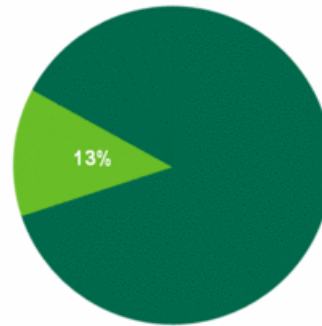
U.S. Office Rent Forecast and Vacancy



Global Sales Revenue
(\$ in Millions)



Percent Q1 2011 Total Revenue

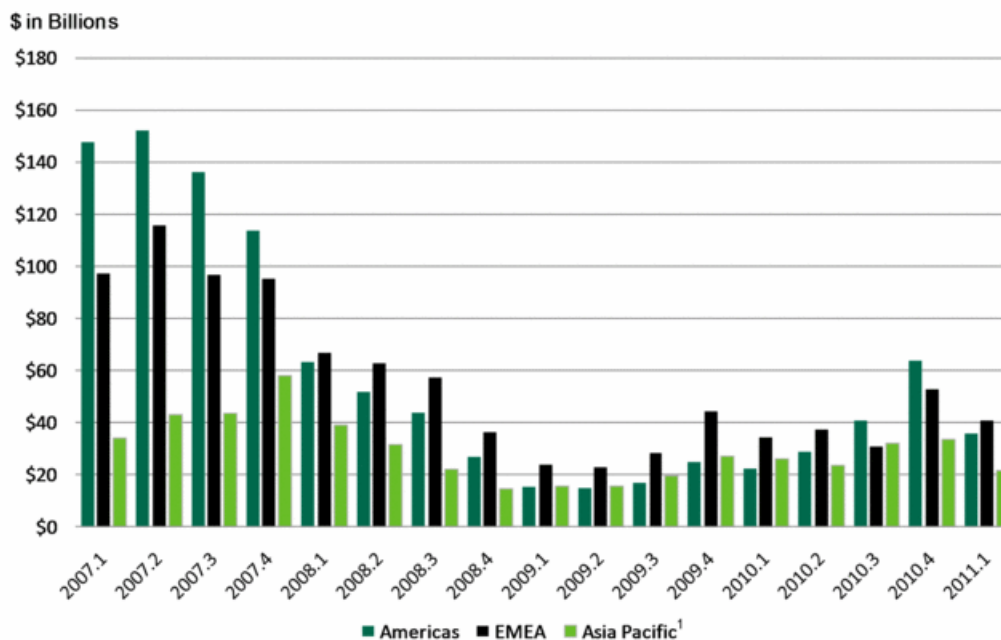


Key Facts

- Approximately **1,500² investment sales specialists** worldwide
- Specialization across all major property types
- **\$65.3 billion** global sales in 2010
- Recovery of transaction activity broadening across markets and property types as capital returns to commercial real estate

1. Includes Trammell Crow Company's revenue for the period from December 20, 2006 through December 31, 2006.
2. As of December 31, 2010. Does not include affiliate offices.

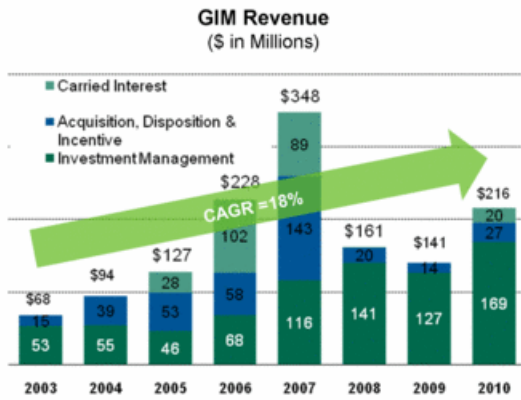
Global CRE Transaction Volume by Region



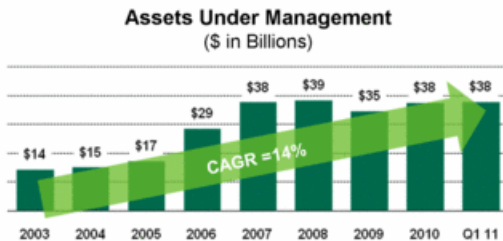
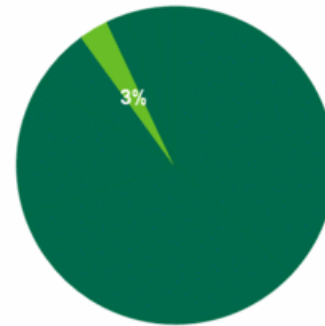
Source: Real Capital Analytics, 2011 Q1

1. Excludes sales of Chinese development sites

Global Investment Management: CBRE Investors



Percent of Q1 2011 Total Revenue



Key Facts¹

- \$37.9 billion in assets under management
- \$98.5 million of co-investments

1. As of March 31, 2011.

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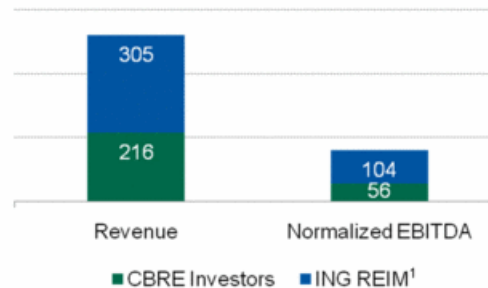
CBRE
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Global Investment Management – Impact of ING REIM

- Significantly enhances depth and breadth of Investment Management platform
- Combined Normalized EBITDA Margin of 31% with acquisition (26% without) for 2010
- Expected to produce modest future net positive run rate cost synergies

2010 Combined Results

(\$ in Millions)



Combined Platform Summary (As of 12/31/10)

	Funds	Direct Separate Accounts	Employees	AUM (\$ in Billions)	Equity Raised (\$ in Billions)
CBRE Investors	21	36	406	37.6 ²	5
ING REIM	81	23	760	59.8 ²	7

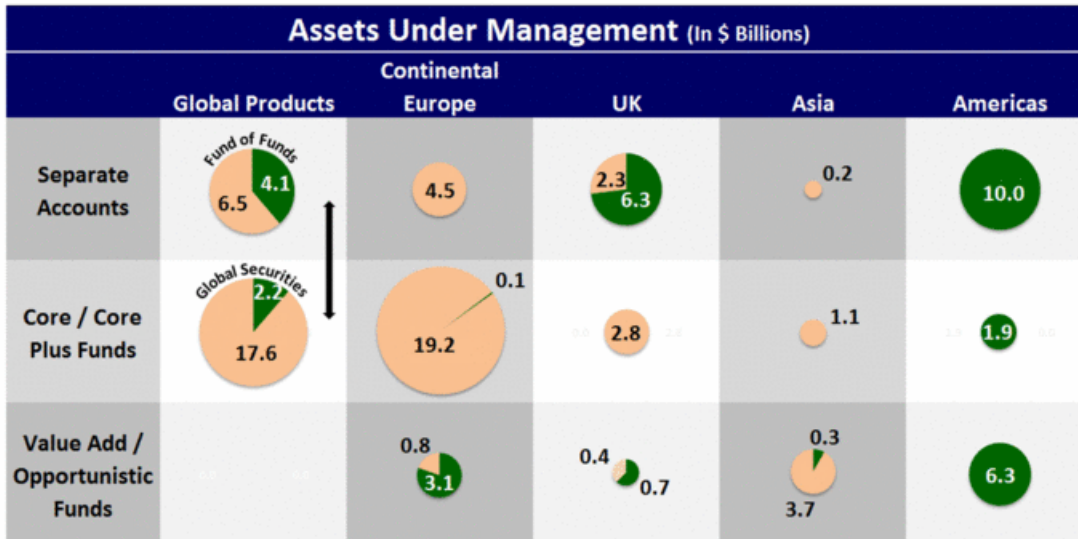
1. Based on 2010 preliminary results as calculated by ING REIM management.

2. Assets under management (AUM) generally refers to the properties and other assets with respect to which an asset manager provides (or participates in) oversight, investment management services and other advice, and which generally consist of real estate properties or loans, securities portfolios and investments in operating companies and joint ventures. The methodologies used by the ING REIM business units and CBRE Investors to determine their respective AUM are not the same and, accordingly, the reported AUM of ING REIM would be different if calculated using a methodology consistent with that of CBRE Investors' methodology. To the extent applicable, ING REIM's reported AUM was converted from Euros to U.S. dollars using an exchange rate of \$1.3379 per €1.

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CBRE
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Highly Complementary Product Offerings



■ CBRE Investors ¹
■ ING REIM ²
 Note: For purposes of comparison all figures are as of 9/30/10.

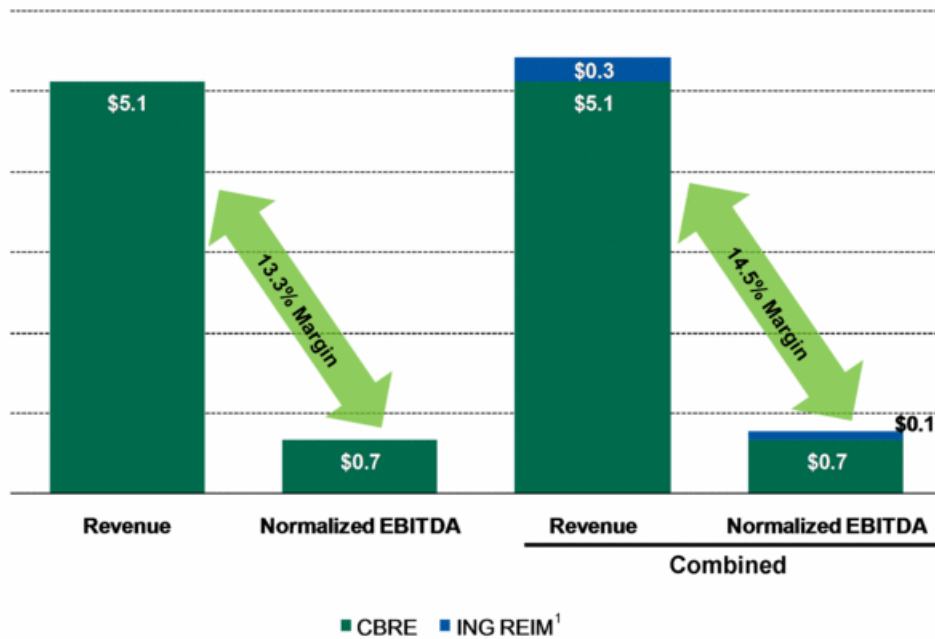
- Minimal Overlap and Integration

1. Based on CBRE Investors AUM calculation methodology.
 2. Based on ING REIM's AUM calculation methodology. Euro/Dollar exchange rate of \$1.3644 per €1.



Total Company 2010 Results - Stand Alone & Combined with ING REIM

\$ in Billions

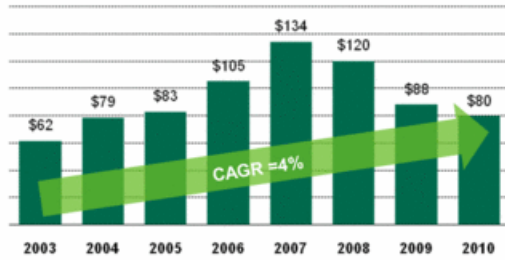


1. Based on 2010 preliminary results as calculated by ING REIM management.

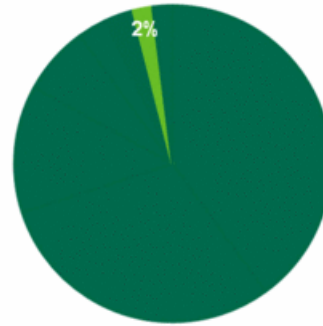


Development Services: Trammell Crow Company

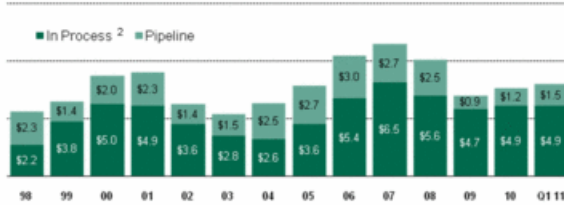
Revenue¹
(\$ in Millions)



Percent of Q1 2011 Total Revenue



Projects In Process/Pipeline
(\$ in Billions)



Key Facts³

- \$6.4 billion in process/pipeline
- \$71.2 million co-investments
- Only \$16.8 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 \$1.5 billion for 1Q 11, \$1.6 billion for 4Q 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, 2011.

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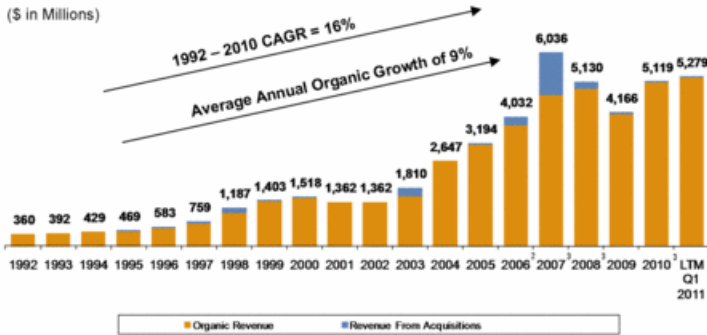
CBRE
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Financial Performance

Historical Performance

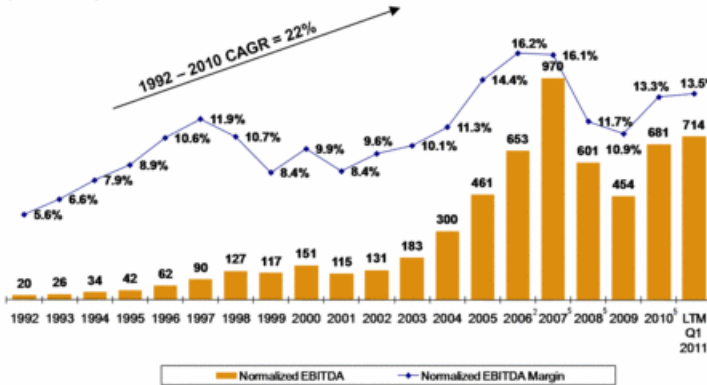
Revenue ¹

(\$ in Millions)



Normalized EBITDA and Margin ⁴

(\$ in Millions)



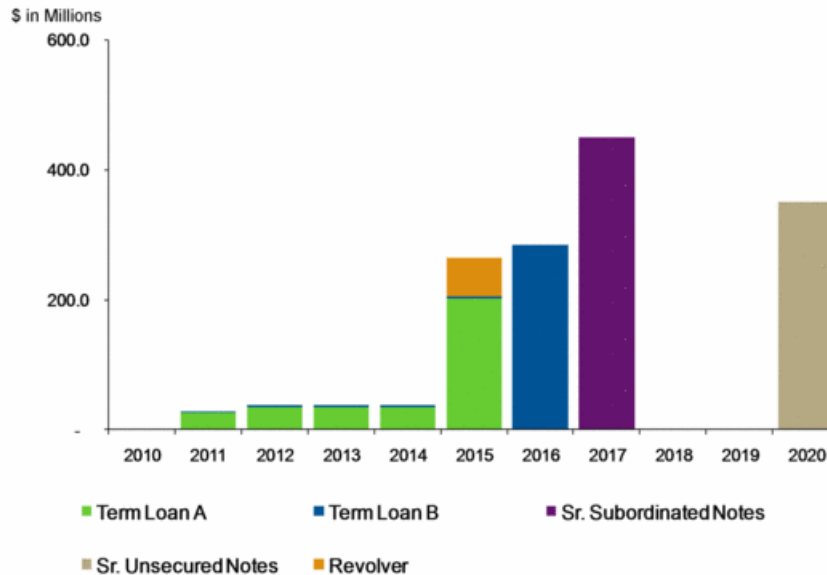
1. No reimbursements are included for the period 1992 through 1996, as amounts were immaterial. Reimbursements for 1997 through 2001 have been estimated. For 2002 and forward, reimbursements are included.
2. Includes Trammell Crow Company activity for the period December 20, 2006 through December 31, 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, \$3.9 million for the year ended December 31, 2010 and \$4.9 million for the twelve months ended March 31, 2011.
4. Normalized EBITDA excludes merger-related and other non-recurring costs, integration and other 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, \$16.4 million for the year ended December 31, 2010 and \$17.4 million for the twelve months ended March 31, 2011.

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Mandatory Amortization and Maturity Schedule

As of March 31, 2011¹



1. \$700 million revolver facility matures in May 2015. As of March 31, 2011 the outstanding revolver balance was \$60.7 million.

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Capitalization

(\$ in Millions)	As of		Variance
	3/31/2011	12/31/2010	
Cash	427.6	506.6	(79.0)
Revolving credit facility	60.7	17.5	43.2
Senior secured term loan A	332.5	341.3	(8.8)
Senior secured term loan B	298.5	299.2	(0.7)
Senior subordinated notes ¹	438.0	437.7	0.3
Senior unsecured notes	350.0	350.0	-
Notes payable on real estate ²	13.6	3.7	9.9
Other debt ³	0.1	0.2	(0.1)
Total debt	1,493.4	1,449.6	43.8
Stockholders' equity	996.5	908.2	88.3
Total capitalization	2,489.9	2,357.8	132.1
Total net debt	1,065.8	943.0	122.8

1. Net of original issue discount of \$12.0 million and \$12.3 million at March 31, 2011 and December 31, 2010, 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 \$557.8 million and \$623.8 million at March 31, 2011 and December 31, 2010, respectively.

3. Excludes \$277.7 million and \$453.8 million of non-recourse warehouse facility at March 31, 2011 and December 31, 2010, respectively.



Business Outlook

- We are in the early months of a cyclical recovery
- Outsourcing fundamental trends remain strong
- Investment sales expected to continue to improve at higher than normal rates as we move toward a fully functioning market
- Leasing growth rates should remain solid with tougher compares
- Growth expected to be more robust in Americas & Asia Pacific
- Expense growth expected to be slower in full year 2011 versus full year 2010
- Continue to expect full year 2011 earnings to be in the range of \$0.95 to \$1.05 per share



Appendix



Reconciliation of Normalized EBITDA to EBITDA to Net Income

(\$ in millions)	CBRE Investors	
	Year Ended December 31, 2010	
Normalized EBITDA	\$	55.9
Adjustments:		
Cost containment expenses		0.4
Write-down of impaired assets		6.9
EBITDA		48.6
Add:		
Interest income		0.2
Less:		
Depreciation and amortization		14.0
Interest expense		22.2
Royalty and management service expense		0.8
Provision for income taxes		2.7
Net income attributable to CB Richard Ellis Group, Inc.		9.1
Revenue	\$	215.6
Normalized EBITDA Margin		25.9%



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

(\$ in millions)	LTM Q1 2011	Year Ended December 31,				
		2010	2009	2008	2007	2006
Normalized EBITDA ¹	\$ 714.4	\$ 681.3	\$ 453.9	\$ 601.2	\$ 970.1	\$ 652.5
Less:						
Write-down of impaired assets	6.8	11.3	32.5	100.4	-	-
Cost containment expenses	8.3	15.3	43.6	27.4	-	-
Integration and other costs related to acquisitions	13.8	7.2	5.7	16.4	45.2	7.6
Merger-related charges	-	-	-	-	56.9	-
Loss (gain) on trading securities acquired in the Trammell Crow Company acquisition	-	-	-	-	33.7	(8.6)
EBITDA ¹	685.5	647.5	372.1	457.0	834.3	653.5
Add:						
Interest income ²	9.3	8.4	6.1	17.9	29.0	9.8
Less:						
Depreciation and amortization ³	106.2	109.0	99.5	102.9	113.7	67.6
Interest expense ⁴	177.3	192.7	189.1	167.8	164.8	45.0
Write-off of financing costs	18.1	18.1	29.3	-	-	33.8
Goodwill and other non-amortizable intangible asset impairments	-	-	-	1,159.4	-	-
Provision for income taxes ⁵	151.9	135.8	27.0	56.9	194.3	198.3
Net income (loss) attributable to CB Richard Ellis Group, Inc.	\$ 241.3	\$ 200.3	\$ 33.3	\$ (1,012.1)	\$ 390.5	\$ 318.6
Revenue ⁶	5,279.4	5,119.2	4,165.8	5,130.1	6,036.3	4,032.0
Normalized EBITDA Margin	13.5%	13.3%	10.9%	11.7%	16.1%	16.2%

Notes:

- Includes EBITDA related to discontinued operations of \$17.4 million for the twelve months ended March 31, 2011, \$16.4 million for the year ended December 31, 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 \$0.9 million for the twelve months ended March 31, 2011, \$0.6 million for the year ended December 31, 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 \$2.3 million for the twelve months ended March 31, 2011, \$1.6 million for the year ended December 31, 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 \$5.4 million for both the twelve months ended March 31, 2011 and the year ended December 31, 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 \$4.9 million for the twelve months ended March 31, 2011, \$3.9 million for the year ended December 31, 2010, \$1.3 million for the year ended December 31, 2008 and \$2.1 million for the year ended December 31, 2007.

