

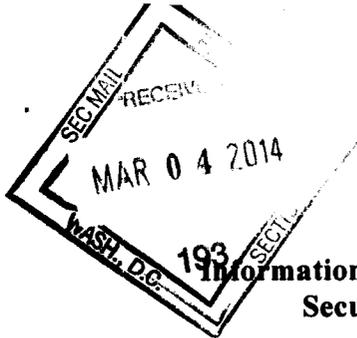
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UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

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**ANNUAL AUDITED REPORT  
FORM X-17A-5  
PART III**

SEC FILE NUMBER  
8- 67319

FACING PAGE

Information Required of Brokers and Dealers Pursuant to Section 17 of the  
Securities Exchange Act of 1934 and Rule 17a-5 Thereunder

REPORT FOR THE PERIOD BEGINNING 01/01/2013 AND ENDING 12/31/2013  
MM/DD/YY MM/DD/YY

**A. REGISTRANT IDENTIFICATION**

NAME OF BROKER-DEALER: CBRE Capital Advisors, Inc.

OFFICIAL USE ONLY  
FIRM I.D. NO.

ADDRESS OF PRINCIPAL PLACE OF BUSINESS: (Do not use P.O. Box No.)

2100 McKinney Avenue, Suite 900

(No. and Street)

Dallas

TX

75201

(City)

(State)

(Zip Code)

NAME AND TELEPHONE NUMBER OF PERSON TO CONTACT IN REGARD TO THIS REPORT

Scott Potter

214-863-4255

(Area Code - Telephone Number)

**B. ACCOUNTANT IDENTIFICATION**

INDEPENDENT PUBLIC ACCOUNTANT whose opinion is contained in this Report\*

KPMG, LLP

(Name - if individual, state last, first, middle name)

355 South Grand Ave, Suite 2000

Los Angeles

CA

90071

(Address)

(City)

(State)

(Zip Code)

CHECK ONE:

- Certified Public Accountant
- Public Accountant
- Accountant not resident in United States or any of its possessions.

**FOR OFFICIAL USE ONLY**

\*Claims for exemption from the requirement that the annual report be covered by the opinion of an independent public accountant must be supported by a statement of facts and circumstances relied on as the basis for the exemption. See Section 240.17a-5(e)(2)

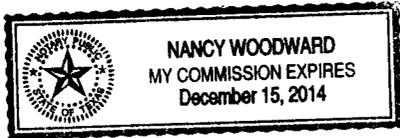
SEC 1410 (06-02)

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

3/31/14

OATH OR AFFIRMATION

I, Scott Potter, swear (or affirm) that, to the best of my knowledge and belief the accompanying financial statement and supporting schedules pertaining to the firm of CBRE Capital Advisors, Inc., as of December, 31, 2013, are true and correct. I further swear (or affirm) that neither the company nor any partner, proprietor, principal officer or director has any proprietary interest in any account classified solely as that of a customer, except as follows:



[Signature]  
Signature

Chief Financial Officer  
Title

Nancy Woodward  
Notary Public

This report \*\* contains (check all applicable boxes):

- (a) Facing Page.
- (b) Statement of Financial Condition.
- (c) Statement of Income (Loss).
- (d) Statement of Changes in Financial Condition.
- (e) Statement of Changes in Stockholders' Equity or Partners' or Sole Proprietors' Capital.
- (f) Statement of Changes in Liabilities Subordinated to Claims of Creditors.
- (g) Computation of Net Capital.
- (h) Computation for Determination of Reserve Requirements Pursuant to Rule 15c3-3.
- (i) Information Relating to the Possession or Control Requirements Under Rule 15c3-3.
- (j) A Reconciliation, including appropriate explanation of the Computation of Net Capital Under Rule 15c3-1 and the Computation for Determination of the Reserve Requirements Under Exhibit A of Rule 15c3-3.
- (k) A Reconciliation between the audited and unaudited Statements of Financial Condition with respect to methods of consolidation.
- (l) An Oath or Affirmation.
- (m) A copy of the SIPC Supplemental Report.
- (n) A report describing any material inadequacies found to exist or found to have existed since the date of the previous audit.

\*\*For conditions of confidential treatment of certain portions of this filing, see section 240.17a-5(e)(3).

**CBRE CAPITAL ADVISORS, INC.**  
(A Wholly Owned Subsidiary of CBRE Group, Inc.)  
(SEC Identification No. 8 67319)

Financial Statements and Supplemental Schedules

December 31, 2013

(With Report of Independent Registered Public Accounting Firm)



KPMG LLP  
Suite 2000  
355 South Grand Avenue  
Los Angeles, CA 90071-1568

## **Report of Independent Registered Public Accounting Firm**

The Board of Directors  
CBRE Capital Advisors, Inc:

We have audited the accompanying financial statements of CBRE Capital Advisors, Inc., which comprise the statement of financial condition as of December 31, 2013, and the related statements of income, changes in stockholders' equity, changes in liabilities subordinated to claims of general creditors, and cash flows for the year then ended, that are filed pursuant to Rule 17a-5 under the Securities Exchange Act of 1934, and the related notes to the financial statements.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with U.S. generally accepted accounting principles; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditors' Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### ***Opinion***

In our opinion, the financial statements referred to above present fairly in all material respects, the financial position of CBRE Capital Advisors, Inc. as of December 31, 2013, and the results of its operations and its cash flows for the year then ended in accordance with U.S. generally accepted accounting principles.



***Other Matter***

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The information contained in Schedules I, II, III, and IV is presented for purposes of additional analysis and is not a required part of the financial statements, but is supplementary information required by Rule 17a-5 under the Securities Exchange Act of 1934. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information in Schedules I, II, III, and IV has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information in Schedules I, II, III, and IV is fairly stated in all material respects in relation to the financial statements as a whole.

**KPMG LLP**

Los Angeles, California  
February 27, 2013

**CBRE CAPITAL ADVISORS, INC.**  
(A Wholly Owned Subsidiary of CBRE Group, Inc.)  
(SEC Identification No. 8-67319)

Statement of Financial Condition

December 31, 2013

**Assets**

Cash	\$ 11,978,379
Accounts Receivable	1,649,241
Prepaid Expense	<u>12,170</u>
Total assets	<u><u>\$ 13,639,790</u></u>

**Liabilities and Stockholder's Equity**

Liabilities:	
Accounts payable	\$ 741,018
Bonus payable	<u>20,000</u>
Total liabilities	<u>761,018</u>
Common Stock, \$.01 par value per share – 1,000 shares authorized; 100 shares issued and outstanding as of December 31, 2013.	1
Additional Paid-In Capital	8,516,332
Accumulated Surplus	<u>4,362,439</u>
Total stockholder's equity	<u>12,878,772</u>
Total liabilities and stockholder's equity	<u><u>\$ 13,639,790</u></u>

See accompanying notes to financial statements.

**CBRE CAPITAL ADVISORS, INC.**  
(A Wholly Owned Subsidiary of CBRE Group, Inc.)  
(SEC Identification No. 8-67319)

Statement of Operations  
Year ended December 31, 2013

Revenues	\$ 5,388,486
Cost of sales	<u>803,615</u>
	4,584,871
Expenses:	
Legal and professional fees	78,617
Regulatory fees	26,315
Services fees	2,029,908
Audit fees	41,500
Other expenses	<u>59,291</u>
Total expenses	<u>2,235,631</u>
Income before income taxes	2,349,240
Income tax	<u>853,376</u>
Net income after taxes	<u><u>\$ 1,495,864</u></u>

See accompanying notes to financial statements.

**CBRE CAPITAL ADVISORS, INC.**  
(A Wholly Owned Subsidiary of CBRE Group, Inc.)  
(SEC Identification No. 8-67319)

Statement of Changes in Stockholder's Equity  
Year ended December 31, 2013

	<u>Common stock</u>		<u>Additional paid-in capital</u>	<u>Accumulated (deficit) surplus</u>	<u>Total stockholder's equity</u>
	<u>Shares outstanding</u>	<u>Amount</u>			
Balance as of December 31, 2012	100	\$ 1	7,250,537	2,866,576	10,117,114
Capital contributions from Parent	—	—	1,265,794	—	1,265,794
Net income	—	—	—	1,495,864	1,495,864
Balance as of December 31, 2013	<u>100</u>	<u>\$ 1</u>	<u>8,516,331</u>	<u>4,362,440</u>	<u>12,878,772</u>

See accompanying notes to financial statements.

**CBRE CAPITAL ADVISORS, INC.**  
(A Wholly Owned Subsidiary of CBRE Group, Inc.)  
(SEC Identification No. 8-67319)

Statement of Cash Flows  
Year ended December 31, 2013

Cash flows from operating activities:	
Net income	\$ 1,495,864
Changes in operating assets and liabilities:	
Accounts receivable	(918,434)
Prepaid expense	53
Accounts payable	699,976
Bonus payable	20,000
	<u>1,297,459</u>
Net cash provided by operating activities	<u>1,297,459</u>
Cash flows from financing activity:	
Capital contributions from Parent	<u>1,265,794</u>
Net cash provided from financing activity	<u>1,265,794</u>
Net change in cash	2,563,253
Cash at beginning of year	<u>9,415,126</u>
Cash at end of year	<u><u>\$ 11,978,379</u></u>

See accompanying notes to financial statements.

**CBRE CAPITAL ADVISORS, INC.**  
(A Wholly Owned Subsidiary of CBRE Group, Inc.)  
(SEC Identification No. 8-67319)

Notes to Financial Statements

December 31, 2013

**(1) Organization and Nature of Operations**

CBRE Capital Advisors, Inc. (the Company) is a member of the Financial Industry Regulatory Authority, Inc. (FINRA) and became a registered broker-dealer under the Securities Exchange Act of 1934 in October 2006. The Company, a Delaware corporation, was capitalized in January 2006 as a wholly owned subsidiary of Trammell Crow Company. On December 20, 2006, Trammell Crow Company was acquired by CBRE Group, Inc. (the Parent or CBRE), at which time the Company became a wholly owned subsidiary of CBRE. The Company may engage in the following business activities: (1) selling limited partnerships in primary distributions; (2) private placement of securities; (3) other investment banking advisory services, which could include: mergers and acquisitions (M&A) advisory services for public and private entities, capital structure advisory services, and other general investment banking advisory assignments; and (4) underwriting in the capacity of providing financial advisory or consulting services in connection with public offerings for which the Company will receive underwriting compensation. The Company will not sell securities to customers.

If necessary, the Parent (or one or more of its subsidiaries) will provide financial support to the Company sufficient for it to satisfy its obligations and debt service requirements as they come due until at least January 1, 2015, and will satisfy, on a timely basis, all liabilities and obligations of the Company that the Company is unable to satisfy when due through and including January 1, 2015.

**(2) Summary of Significant Accounting Policies**

**(a) Basis of Presentation**

The accompanying financial statements of the Company have been prepared in conformity with U.S. generally accepted accounting principles (U.S. GAAP).

**(b) Cash and Cash Equivalents**

Cash and cash equivalents generally consist of cash and highly liquid investments with an original maturity of less than three months.

**(c) Revenue Recognition**

Revenue from transaction fees is recognized upon completion of the contract.

Retainer fees are recognized in accordance with the terms of the underlying agreements and in accordance with Accounting Standards Update 605, Revenue Recognition, which is generally over the period for which services are being provided. The Company records deferred income to the extent that cash payments have been received in accordance with the terms of underlying agreements, but such amounts have not yet met the criteria for revenue recognition.

The Company accounts for expense reimbursements as revenue. Expense reimbursement revenue may include, without limitation, third party expenses for real estate consulting or valuation, legal, or accounting or other out-of-pocket expenses such as travel, meals, accommodations, telephone, photocopying, data services, courier and supplies, etc. Reimbursement revenue is recognized in

**CBRE CAPITAL ADVISORS, INC.**  
(A Wholly Owned Subsidiary of CBRE Group, Inc.)  
(SEC Identification No. 8-67319)

Notes to Financial Statements

December 31, 2013

accordance with the terms of the underlying agreement and generally when the related expenses are incurred.

**(d) *Income Taxes***

Income taxes are accounted for under the asset and liability method in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification Topic 740-10, *Income Taxes*. Deferred tax assets and liabilities are determined based on temporary differences between the financial reporting and the tax basis of assets and liabilities and operating loss and tax credit carryforwards. Deferred tax assets and liabilities are measured by applying enacted tax rates and laws in the years in which the temporary differences are expected to be recovered or settled. The effect on deferred tax assets and liabilities of a change in tax rates and laws is recognized as income in the period that includes the enactment date. Valuation allowances are provided against deferred tax assets when it is more likely than not that some portion or all of the deferred tax assets will not be realized.

The Company recognizes the effect of income tax positions only if those positions are more likely than not of being sustained. Recognized income tax positions are measured at the largest amount that is greater than 50% likely of being realized. Changes in recognition or measurement are reflected in the period in which the change in judgment occurs. Management believes that there are no income tax positions that meet the more likely than not criteria. The federal income tax returns for 2011 and 2012 remain open to examination. The Company had no tax returns under examination by the Internal Revenue Service at December 31, 2013.

**(e) *Use of Estimates***

The financial statements have been prepared in accordance with U.S. GAAP, which require management to make estimates and assumptions that affect the reported amounts in the financial statements. Actual results may differ from these estimates. Management believes that these estimates provide a reasonable basis for the fair presentation of the Company's financial condition and results of operations.

**(3) *Related-Party Transactions***

The Company has an agreement with the Parent whereby the Parent charges the Company for its allocable share of general and administrative services provided to the Company. The Company incurred \$2,029,908 under this agreement for the year ended December 31, 2013; of which, the Parent made a capital contribution of \$169,159 in the form of equity capital and not in the form of a loan, subordinated or otherwise for these charges.

CBRE Global Investors, LLC (CBRE Global Investors) is an investment adviser registered with the Securities and Exchange Commission (SEC). The marketing and placement of interests is conducted by certain employees of CBRE Global Investors who are also registered representatives of CBRE Capital Advisors, pursuant to an agreement between CBRE Global Investors and CBRE Capital Advisors, Inc. The Company provides marketing services for certain of CBRE Global Investors' investment funds and

**CBRE CAPITAL ADVISORS, INC.**  
(A Wholly Owned Subsidiary of CBRE Group, Inc.)  
(SEC Identification No. 8-67319)

Notes to Financial Statements

December 31, 2013

supervision of the registered representatives, in return for a fixed fee that is not contingent on subscriptions or investments made by investors. The Company received \$192,000 under this agreement for its services for the year ended December 31, 2013.

**(4) Net Capital Requirement**

The Company is subject to the Uniform Net Capital Rule (Rule 15c3-1) under the Securities Exchange Act of 1934, which requires the maintenance of minimum net capital and requires that the ratio of aggregate indebtedness to net capital, both as defined, shall not exceed 15-to-1. At December 31, 2013, the Company had net capital of \$11,217,361 for regulatory purposes, which was \$11,117,361 in excess of its required net capital of \$100,000

The Company is exempt from the provisions for Rule 15c3-3 under paragraph (k)(2)(i) of the rule because the Company carries no margin accounts, promptly transmits all customer funds and delivers all securities received in connection with its activities as a broker or dealer, does not otherwise hold funds or securities for, or owe money or securities to, customers and effectuates all financial transactions between the broker or dealer and customers through one or more bank accounts, each to be designated as "Special Account for the Exclusive Benefit of Customers of CBRE Capital Advisors, Inc."

**(5) Income Taxes**

The income tax expense consisted of the following components:

Current:		
Federal	\$	798,742
State		<u>54,634</u>
Total current liability	\$	<u><u>853,376</u></u>

The Company files a consolidated income tax return with the Parent on a calendar-year basis, in which there is a tax-sharing arrangement existing between the Company and the Parent. The income tax liability generated from the net operating income during 2013 would be expected to be paid by the Parent in the consolidated income tax filings for 2013. Since the Company does not reimburse the Parent for its portion of the consolidated tax liability, the income tax liabilities relating to such have been reflected as a capital contribution in additional paid-in capital to the Company in the accompanying financial statements.

**CBRE CAPITAL ADVISORS, INC.**  
(A Wholly Owned Subsidiary of CBRE Group, Inc.)  
(SEC Identification No. 8-67319)

Notes to Financial Statements

December 31, 2013

**(6) Subsequent Events**

The Company evaluated events occurring after December 31, 2013 and through February 27, 2014, the date the financial statements were issued, to determine whether any items were noted, which necessitated adjustment to or disclosure in the financial statements. No such subsequent events were identified.

**Schedule I****CBRE CAPITAL ADVISORS, INC.**  
(A Wholly Owned Subsidiary of CBRE Group, Inc.)  
(SEC Identification No. 8-67319)Computation of Net Capital and Aggregate Indebtedness  
Pursuant to Rule 15c3-1

December 31, 2013

Total stockholder's equity qualified for net capital	\$	12,878,772
Deductions and/or charges:		
Nonallowable assets accounts receivable		1,649,241
Nonallowable assets prepaid expense		<u>12,170</u>
Net capital	\$	<u>11,217,361</u>
Computation of basic net capital requirement		
Minimum net capital required (greater of \$100,000 or 6 $\frac{2}{3}$ % of aggregate indebtedness)		<u>100,000</u>
Net capital in excess of minimum requirement	\$	<u><u>11,117,361</u></u>
Ratio of aggregate indebtedness to net capital		6.78%

Note: The above computation does not differ from the computation of net capital under Rule 15c3-1 as of December 31, 2013 as filed by CBRE Capital Advisors on Form X-17A-5. Accordingly, no reconciliation is deemed necessary.

See accompanying report of independent registered public accounting firm.

**CBRE CAPITAL ADVISORS, INC.**  
(A Wholly Owned Subsidiary of CBRE Group, Inc.)  
(SEC Identification No. 8-67319)

Statement Regarding Rule 15c3-3 of the Securities and Exchange Commission  
Pursuant to Rule 15c3-1

December 31, 2013

The Company is exempt from Rule 15c3-3 of the Securities and Exchange Commission under the paragraph (k)(2)(i) of that rule. Because of this exemption, the Company has not included the schedule, "Computation for Determination of the Reserve Requirements under Rule 15c3-3."

The Company is exempt from Rule 15c3-3 of the Securities and Exchange Commission under the paragraph (k)(2)(i) of that rule. Because of this exemption, the Company has not included the schedule, "Information Relating to Possession or Control Requirements under Rule 15c3-3."

See accompanying report of independent registered public accounting firm.

**REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM  
ON INTERNAL CONTROL REQUIRED BY RULE 17A-5  
OF THE SECURITIES AND EXCHANGE ACT OF 1934**



KPMG LLP  
Suite 2000  
355 South Grand Avenue  
Los Angeles, CA 90071-1568

**Report of Independent Registered Public Accounting Firm  
on Internal Control Pursuant to Securities and Exchange Commission Rule 17a-5**

The Board of Directors  
CBRE Capital Advisors, Inc.:

In planning and performing our audit of the financial statements of CBRE Capital Advisors, Inc. (the Company), as of and for the year ended December 31, 2013, in accordance with auditing standards generally accepted in the United States of America, we considered the Company's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, we do not express an opinion on the effectiveness of the Company's internal control.

Also, as required by Rule 17a-5(g)(1) of the Securities and Exchange Commission (SEC), we have made a study of the practices and procedures followed by the Company, including consideration of control activities for safeguarding securities. This study included tests of compliance with such practices and procedures that we considered relevant to the objectives stated in Rule 17a-5(g) in making the periodic computations of aggregate indebtedness (or aggregate debits) and net capital under Rule 17a-3(a)(11) and for determining compliance with the exemptive provisions of Rule 15c3-3. Because the Company does not carry securities accounts for customers or perform custodial functions relating to customer securities, we did not review the practices and procedures followed by the Company in any of the following:

1. Making the quarterly securities examinations, counts, verifications, and comparisons, and the recordation of differences required by Rule 17a-13, and
2. Complying with the requirements for prompt payment for securities under Section 8 of Federal Reserve Regulation T of the Board of Governors of the Federal Reserve System.

The management of the Company is responsible for establishing and maintaining internal control and the practices and procedures referred to in the preceding paragraph. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of controls, and of the practices and procedures referred to in the preceding paragraph, and to assess whether those practices and procedures can be expected to achieve the SEC's previously mentioned objectives. Two of the objectives of internal control and the practices and procedures are to provide management with reasonable but not absolute assurance that assets for which the Company has responsibility are safeguarded against loss from unauthorized use or disposition, and that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of financial statements in conformity with U.S. generally accepted accounting principles. Rule 17a-5(g) lists additional objectives of the practices and procedures listed in the preceding paragraph.

Because of inherent limitations in internal control and the practices and procedures referred to above, error or fraud may occur and not be detected. Also, projection of any evaluation of them to future periods is subject to the risk that they may become inadequate because of changes in conditions or that the effectiveness of their design and operation may deteriorate.



A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A significant deficiency is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the company's financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control was for the limited purpose described in the first and second paragraphs and would not necessarily identify all deficiencies in internal control that might be material weaknesses. We did not identify any deficiencies in internal control and control activities for safeguarding securities that we consider to be material weaknesses, as defined previously.

We understand that practices and procedures that accomplish the objectives referred to in the second paragraph of this report are considered by the SEC to be adequate for its purposes in accordance with the Securities Exchange Act of 1934 and related regulations, and that practices and procedures that do not accomplish such objectives in all material respects indicate a material inadequacy for such purposes. Based on this understanding and on our study, we believe that the Company's practices and procedures, as described in the second paragraph of this report, were adequate at December 31, 2013, to meet the SEC's objectives.

This report is intended solely for the information and use of the Board of Directors, management, the SEC, and other regulatory agencies that rely on Rule 17a-5(g) under the Securities Exchange Act of 1934 in their regulation of registered brokers and dealers, and is not intended to be and should not be used by anyone other than these specified parties.

**KPMG LLP**

February 27, 2013