

**PERFORMANCE OF OPERATING INCOME AND OPERATING
CASH FLOW IN PREDICTING FUTURE CASHFLOW OF
PROPERTY COMPANY AT THE BEI**

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ABSTRACT

The purpose of this research is to examine the performance of income and cash flow from operating activity to predict the future cash flow property companies at Bursa Efek Indonesia. 40 companies listed in the Bursa Efek Indonesia were taken as sample using a purposive sampling method. The multi linear regression statistical method used to test hypotheses. There are two equations used in this research. The first equation showed that operating income and operating cash flow in the year positively and significantly have ability to predict cash flow in one year future. The second equation showed that operating income and operating cashflow doesn't have the ability to predict cash flow in two years future

Keywords : *operating income, operating cash flow, future cash flow.*