

ABSTRACT

This study aims to examine and analyze the effect of financial performance (Current Ratio, Debt to Equity Ratio, Return on Equity and Total Asset Turn Over) against Capital Gains on Industrial Property in Indonesia Stock Exchange. Data research is observation is 6 years (January 2008 to December 31, 2013). Sampling method used is purposive sampling, of the population of 40 property companies, 29 companies met the criteria as a sample. The method of analysis used in this study is the technique correlation and regression techniques. The result showed Current Ratio, Debt to Equity Ratio, Return on Equity, Total Asset Turn Over simultaneously is weak and not significant to the Capital Gain/Loss is indicated by the coefficient of determination (R^2) is 0,044 or 4,4% while the remaining 95,6% influenced by other factors. In partial liquidity (Current Ratio), Solvency (Debt to Equity Ratio) and activities (Total Asset Turn Over) and profitability (Return on Asset) effect is very weak and insignificant against capital gains.

Keywords : Current Ratio, Debt to Equity Ratio, Return on Equity, Total Asset Turn Over, Capital Gains.



ABSTRAK

Penelitian ini bertujuan untuk menguji dan menganalisis pengaruh Kinerja Keuangan (*Current Ratio*, *Debt to Equity Ratio*, *Return on Equity* dan *Total Asset Turn Over*) terhadap *Capital Gains* pada industri Properti di Bursa Efek Indonesia. Data penelitian merupakan data observasi selama 6 tahun (Januari 2008 sampai dengan 31 Desember 2013). Metode sampling yang digunakan adalah *purposive sampling*, dari populasi 40 perusahaan property, 29 perusahaan memenuhi kriteria sampel. Metode analisis yang digunakan dalam penelitian adalah teknik korelasi dan teknik regresi. Hasil penelitian menunjukkan bahwa *Current Ratio*, *Debt to Equity Ratio*, *Return on Equity* dan *Total Asset Turn Over* secara simultan adalah lemah dan tidak signifikan terhadap *capital gain/loss* hal ini ditunjukkan dengan koefisien determinasi (R^2) adalah 0,044 atau 4,4% sedangkan sisanya dipengaruhi oleh faktor-faktor lain. Secara parsial likuiditas (*Current Ratio*), solvabilitas (*Debt to Equity Ratio*), Aktivitas (*Total Asset Turn Over*) dan profitabilitas (*Return on Equity*) berpengaruh sangat lemah dan tidak signifikan terhadap *capital gain*.

Kata Kunci : *Current Ratio*, *Debt to Equity Ratio*, *Return on Equity*, *Total Asset Turn Over*, *Capital Gain*.



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