**PENGARUH RASIO PERPUTARAN MODAL KERJA, LIKUIDITAS, DAN *LEVERAGE* TERHADAP PROFITABILITAS**

**PERUSAHAAN *PROPERTY* DAN *REAL ESTATE* DI INDONESIA**

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**Abstrak**

Penelitian ini bertujuan untuk mengetahui pengaruh rasio perputaran modal kerja, likuiditas dan *leverage* terhadap profitabilitas perusahaan *Property* dan *Real Estate* yang terdaftar di Bursa Efek Indonesia. Penelitian ini menggunakan 30 perusahaan sebagai sampel selama 4 tahun (2010 – 2014), dengan menggunakan metode *purposive sampling*. Alat uji statistik yang digunakan untuk menguji hipotesis adalah analisis regresi berganda.

Hasil penelitian terhadap model I menunjukkan bahwa variabel perputaran modal kerja, *current ratio*, *debt to total asset* berpengaruh signifikan terhadap *Return On Investment*, sedangkan *debt to equity ratio* tidakberpengaruh terhadap *Return On Investment.* Hasil penelitian terhadap model II menunjukkan bahwa variabel perputaran modal kerja, *current ratio,* *debt to total asset*, dan *debt to equity ratio* berpengaruhsignifikanterhadap *Return on Asset.*

**Kata Kunci : *Perputaran Modal Kerja, Current Ratio, Debt to Total Asset,***

 ***Debt to Equity Ratio, Return On Investment, Return On Asset.***

**THE EFFECT OF WORKING CAPITAL TURNOVER RATIO, LIKUIDITY DAN LEVERAGE TOWARD PROFITABILITY FOR PROPERTY COMPANIES AND REAL ESTATE IN INDONESIA**

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***Abstract***

 *This research aims to know the influence of working capital turnover ratio, likuidity and leverage toward the profitability for property companies and real estate listed on indonesia stock exchange. This research used 30 companies as sample during 4 years reviewed (2010 – 2013), by using purposive sampling method. A statistical test tool was used to examine the hypothesis was multiple regression analysis.*

 *The result of research on model I showed that working capital turnover, current ratio, debt to total asset have significant influence toward return on investment, while debt to equity ratio did not have significant toward return on investment. The result of research on model II showed that working capital turnover, current ratio, debt to total asset and debt to equity ratio have significant influence toward return on asset.*

***Keywords : Working Capital Turnover, Current Ratio, Debt to Total Assets,***

 ***Debt to Equity Ratio, Return On Investment, Return On Assets.***