ABSTRACT

MELI APRILIYANI, "Analysis of Profitability, Assets Structure, and Company Size Effect on Capital Structure (Case In The Real Estate and Property Companies Registered in Indonesia Stock Exchange for 2003-2009)", under supervision by Linna Ismawati, SE., M. Si.

Profitability, asset structure, and company size are all factors that affect a company's capital structure. By considering these three aspects, we can figure out the strategy achieving the optimum capital structure. The purpose of this research is to determine: (1) The development of profitability, asset structure, firm size and capital structure, (2) Effect of profitability, asset structure, and firm size on capital structure, either partially or simultaneously.

The research method used is descriptive method with qualitative approaches. Methods of analysis performed by multiple linear regression analysis techniques, the classic assumption test, Pearson correlation, and coefficient of determination, either partially or simultaneously. Testing the hypothesis using a t test to test partial and the F test to test simultaneously, with a significant level of 5%.

The results of this study indicate the condition of the development of profitability in the real estate and property company listed on the Indonesia Stock Exchange in 2004 and 2008 decreased due to the impact of global crisis. Where the high interest rates led to the return of debtors experiencing problems. Condition of asset structure development in 2004 and 2008 decreased. Decline in asset structure makes the amount may not be pledged as collateral for loans so that levels tend to companies have low leverage. Condition of development the size of the company in 2005 and 2008 decreased as a result of the banking interest rates relatively high and there is a jam-credit loans to the corporate world, especially the property industry. Condition of development of capital structure in 2005 and 2008 decreased due to the impact of global crisis which is characterized by congestion credits granted to businesses, given that most of the property industry in Indonesia funded by foreign capital. The conclusion from the results of statistical analysis is the profitability, asset structure, and firm size significantly influence the capital structure.

***Key words**: profitability, asset structure, company size and capital structure.*