THE INFLUENCE OF INVESTMENT OPPORTUNITY SET (IOS) AND PROFITABILITY TOWARDS STOCK RETURN ON PROPERTY AND REAL ESTATE FIRMS IN INDONESIA STOCK EXCHANGE

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ABSTRACT- *The objective of this research is to examine the influence of investment opportunity set (IOS), return on asset (ROA), return on equity (ROE) toward stock return on property and real estate firms listed in Indonesia Stock Exchange period 2011-2013. This research is classified as associative research. The used method is descriptive statistic. This research is using classical assumption test amd double linear regression run with SPSS 20.0 software. The samples are taken from property and real estate firms listed in Indonesia Stock Exchange period 2011-2013 using purposive sampling method with total of 34 samples. The independent variable in this research are Market Value to Book of Asset (MKTBASS), Market Value to Book of Equity (MKTBEQ), Earning per Share/ Price Ratio (E/P), Capital Expenditure to Book Value of Asset (CAPBVA), Return on Asset (ROA), Return on Equity (ROE). Stock Return as dependent variable. Based on this research, the result are all of the independent variables are simultaneously significantly influence on stock return. As of partially, MKTBKASS, MKTBKEQ, ROE are significantly influence on stock return, and CAPBVA, E/P, ROA are not significantly influence on stock return*

Keywords: Market Value to Book of Asset (MKTBASS), Market Value to Book of Equity (MKTBEQ), Earning per Share/ Price Ratio (E/P), Capital Expenditure to Book Value of Asset (CAPBVA), Return on Asset (ROA), andReturn on Equity (ROE), stock return

1. INTRODUCTION

Judging the performance of the company's current focus is not only on the financial statements, many who believe that the value of a company is also reflected in the value of investments that will be issued in the future[1]. [2]introduced a set of investment opportunities (investment opportunity set) in relation to achieving the company's goals. According to Myers, Investment Opportunity Set gives instructions broader in which the value of the company as the main objective depends on corporate spending in the future. Investment Opportunity Set (IOS) is a combination of owned assets (assets in place) and the choice of investment in the future with a positive net present value.

Another yardstick used to measure the performance of the company in addition to a set of investment opportunities (investment opportunity set) is the ratio of profitability. Profitability ratio is the ratio used to measure the effectiveness of management based on the returns from the sale of investments and the company's ability to generate profits (profit) which will be the basis of a dividend companies. The most common ratios used to measure profitability is ROA (Return on Assets) and ROE (Return on Equity).

The purpose of this study was to examine the effect of Market to Book Value of Assets Ratio (MKTBKASS), Market to Book Value of Equity Ratio (MKTBKEQ), Earnings per Share / Price Ratio (E/P) , Capital Expenditure to Book Value of Assets (CAPBVA), return on Assets (ROA) , return on Equity (ROE) as a proxy indicator of the Investment Opportunity Set (IOS) and the profitability ratio on stock returns and real estate property companies listed on the Indonesia Stock Exchange (IDX) .

Term investment opportunity set or Investment Opportunity Set (IOS) appears after proposed by[2] who see the value of a company as a combination of owned assets (assets in place) with a selection of tangible investment (investment options) that is intangible in the future. [3]in [1]describes the value of the investment option (investment options) depends on discretionary expenditures incurred in the future manager is currently the investment options that are expected to generate returns greater than the cost of capital and can generate profits, while the assets owned (assets in place) does not require such an investment [4]. Investment options in the future it became known as the investment opportunity set or investment opportunity set (IOS).

In general it can be said that the investment opportunity set illustrates the breadth of opportunities or investment opportunities for a company, but is highly dependent on the choice of the company for the benefit of the expenditure will come. Thus the investment opportunity set is not observable, so that should have been a proxy that can be associated with other variables in the company. From various studies about the investment opportunity set, it can be proven that the investment opportunity set serve as the basis for classifying the company as a category of companies to grow and do not grow, as well as the investment opportunity set also has relationships with a variety of company policy variables [1]

According [5] in [6], a proxy for the investment opportunity set is classified into four types: proxy-based price, based investment, based variant.

1. Proxy-based price (price-based proxies)
Set a chance based on price is a proxy that states that the company's growth prospects partly expressed in market prices. Proxy based on the assumption that the company's growth prospects partially expressed in the prices of stocks, and companies that grow will have a higher market value is relative to assets owned (assets in place) than companies that do not grow [6]. Investment opportunity set is based on the price will be in the form of a ratio as a measure of assets held and the market value of the company [7].

2. Proxy-based investment (investment-based proxies)
The idea of the investment opportunity set proxy based investment reveals that a large investment activity is positively related to the value of a company's investment opportunity set. Companies that have a high investment opportunity set should also have a higher level of investment in the form of assets placed or invested for a long time in a company. The shape of this proxy is a ratio that compares a measurement of investment that has been invested in fixed assets or an operating results produced from assets that have been invested.

3. Proxy-based variance (variance measures)
Proxy for the investment opportunity set based variants revealed that an option will be more valuable if it uses to estimate the magnitude of variability measure growth options, such as return variability underlying the increase in assets. This proxy is based on the premise that the investment options become more valuable when the variability of asset increases [5]. This proxy is used to observe the variability of the size and variability of returns. Variability measure is used to see the growth of the company's assets, while the variability of return is used to observe the growth of the company returns.

According [8] in [9], the performance is the output generated by functions or indicators of a job or a profession within a certain time. While financial performance is a view of another financial condition as a supporting character. Information useful for predicting the performance capacity of the enterprise to generate cash flow from existing funding sources.

One way to measure the financial performance through the analysis of financial statements using financial ratios. [10]expresses the ratio of profitability or profitability (profitability ratio) was used to measure the effectiveness of management in managing the company. Effectiveness may include functional activities consists of financial management, marketing, human resources and operations. The effectiveness of these factors will lead to an increase or decrease in the income of the company. Are classified in this ratio is: Net Profit Margin, Return on Assets, Return on Equity. Profit decline ongoing will lead to bankruptcy of the company. Size that is widely used is the Return on Assets and Return on Equity[9].

Return on Assets (ROA) is a measurement tool used to measure the ability of management to generate profits based on the use of corporate assets. In other words, if a company has a Return on Assets (ROA) is

high then the company has a great opportunity to increase their own capital growth, but if the total assets used by the company does not provide profit, the company will suffer losses and will inhibit the growth of own capital [11].

Return on Equity is a measure of investment return earned on common shareholders in the company. This ratio indicates the rate of return generated by the management of capital provided by the owner of the company [12]. This ratio is a measure of profitability from the perspective of shareholders. The greater the return on equity reflects the company's ability to generate high returns for shareholders.

The rate of profit (return) is the ratio between investment income over the period by the amount of funds invested. In general, investors expect high profits with the risk of loss as small as possible, so that the investors sought to determine an adequate level of investment gains. This concept is important because the expected profit rate can be measured. In this case the rate of profit is calculated based on the difference between capital gains and capital losses. The average stock return is usually calculated by subtracting certain period stock price with the previous period stock price divided by the stock price before[7]

1.1. RESEARCH HYPOTHESIS

Market Value to Book of Assets Ratio (MKTBASS)
The ratio of market value to book of assets is a proxy IOS based price. This proxy is used to measure the growth prospects of the company based on the amount of assets used in the operations. For investors, this proxy into consideration in the assessment of the condition of the company. Indication of a company that is growing is information that can be used by investors to earn returns and abnormal returns. The higher the greater MKTBKASS company assets used in the business, the more likely the company to grow, so that the share price will rise, and eventually return shares acquired will increase shareholder [4].

According to the study of [4] showed that the ratio of IOS MKTBKASS proxy has a positive and significant effect on stock returns manufacturing company. This is in line also with[13] that is represented by proxy IOS MKTBASS have a significant positive effect on stock returns. Based on the theoretical concept, it can be proposed that the first alternative hypothesis (H1) as follows:
H1: Market Value to Book of Assets Ratio (MKTBASS) has a positive and significant impact on the return on company property and real estate.

Market to Book Value of Equity (MKTBEQ)
The ratio of market value of equity to book a proxy based on the price. This proxy illustrates a company's capital. For investors who will purchase shares of the company, an assessment of the company's ability to obtain and manage capital is an important thing. If a company can leverage its capital well in running the business, the more likely the company to grow, the company's stock price is expected to increase, and ultimately also increase the returns obtained [4].

Results of research conducted by[14] states that MKTBEQ ratio has a significant correlation with the general factor. Positive and significant correlation between MKTBKEQ and stock return is the result of research conducted by [4]. Similar results were obtained from studies conducted by [13]which states that the proxy IOS represented by MKTBEQ have a significant positive effect on stock returns. Based on the theoretical concept, it can be submitted to the two alternative hepotesis (H2) as follows:

H2: Market to Book Value of Equity (MKTBEQ) has a positive and significant impact on the return on company property & real estate

Earnings per Share / Price Ratio (E/P)

The ratio of earnings per share ratio, or the ratio of earnings per share of the stock market price is the size of the IOS to describe how much earning power of the company. When E / P companies rose consistently (not volatile), can be interpreted company is growing. The greater the level of the company's ability to generate profits, the more attractive the investment in that company [4] .

This will have a positive impact on stock prices, and ultimately return obtained will be higher. Based on the theoretical concept, it can be proposed alternative hepotesis to three (H3) as follows:

H3 : Earning per Share (E / P) has a positive and significant impact on the return of company property and real estate .

Capital Expenditures to Book Value of Assets (CAPBVA)

This ratio is used to see the magnitude of the additional flow of capital stock of the company. With the addition of the share capital of the company can use it for additional productive asset investment, potentially as a company grows. The greater the additional flow of capital stock, the greater the company's ability to use it as an additional investment, so that the company has an opportunity to be able to grow. Thus will lead to an increase in the company's stock price and in turn will increase the return received by the shareholders [4].

Research conducted by [5] in [13] states that the existence of a significant correlation between variables CAPBVA the company's growth. CAPBVA ratios were correlated with the growth of the company's assets grew conducted by Rokhayati (2005) in[13] resulted in a significant correlation between the two variables. The results were the same correlation between the ratio CAPBVA as one of the proxy IOS with abnormal stock carried by [1]. Based on the theoretical concept, it can be submitted hepotesis alternative to four (H4) as follows:

H4: Capital Expenditures to Book Value of Assets (CAPBVA) has a positive and significant impact on the return of company property & real estate

Return on Assets (ROA)

Return on Assets (ROA) is a measure of how much net income that can be obtained from the entire wealth (assets) of the company. With the increase in ROA means the better performance of the company and as a result the company's stock price has increased. With the increase in the stock price, the stock returns of the company concerned has also increased. Thus ROA positively related to stock returns.

According to the research results [15]Return on Assets have results positive and significant effect on stock returns. The greater Return on Assets shows the better performance so as to provide profits for the company and will invite investors to buy shares will be high. Chozaemah (2004) in [16] showed that the ROA has a significant effect on stock returns and consumption goods company which went public on the JSE. Based on the theoretical concept, it can be submitted hepotesis fifth alternative (H5) as follows:

H5: Return on Assets (ROA) has a positive and significant impact on the return of company property & real estate

2. STATISTICAL MODEL AND ANALYSIS

2.1 POPULATION AND SAMPLE

The population in this study is a service company, property and real estate sectors listed in Indonesia Stock Exchange (IDX) with the observation period of 2011-2013. Sampling methods judgment sampling or purposive sampling deliberate sampling for specific purposes are selected based on the following criteria:

1. The Company's property services and real estate sectors listed in Indonesia Stock Exchange period 2011-2013
2. The company must have sampled more than 5 years of age in the year of observation.
3. Company sampled publish annual reports and financial statements 2011-2013 period and is expressed in units of currency IDR
4. The company does not have sampled a total negative equity and profit for the year of observation
5. Company sampled may not have stock return = 0 during the year of observation.
6. complete enterprise data with the variables studied
7. The financial statements of the company is sampled with period financial statements at December 31,

2.1. DATA COLLECTION TECHNIQUES

Data collection methods used in this research is the study of literature. The data used in this research is quantitative data consist of annual financial statements services company property and real estate sectors were obtained from the Indonesian Capital Market Directory and the official website of the Indonesia Stock Exchange (www.idx.co.id). This study uses data from the annual reports of public property and real estate in the time period from 2011 to 2013

2.2. DEFINITION AND MEASUREMENT OF VARIABLES

The dependent variable in this study is the stock return. Stock return is the ratio betwen investment income over the period by the amount of funds invested (Hartono, 2000). To determine variable stock returns , it can be measured by the formula :

$$R_{it} = \frac{P_{it} - P_{it-1}}{P_{it-1}}$$

Description:

R$_{it}$: Stock Returnion year t
P$_{it}$: Closing Stock Price on year t
P$_{it-1}$: Closing Stock Price on year t-1

Independent variable that used in this research is *Investment Opportunity Set* (IOS).

Proxy - proxy that represents the value of the IOS and then used as the independent variable is MKTBKASS , MKTBKEQ , CAPBVA , E / P , ROA , ROE .

1. *Market to book value of asset ratio* (MKTBKASS)

$$MKTBA = \frac{Total\ Asset - Total\ Equity + (Number\ of\ Outstanding\ Stock \times Closing\ Stock\ Price)}{Total\ Asset}$$

2. *Market to book value of equity ratio* (MKTBEQ)

$$MKTBEQ = \frac{Number\ of\ Outstanding\ Stock\ x\ Closing\ Stock\ Price}{Total\ Equity}$$

3. *Capital expenditure to book value of asset ratio* (CAPBVA)

$$CAPBVA = \frac{Additional\ Fixed\ Asset\ in\ a\ year}{Total\ Asset}$$

4. *Earning per Share/ Price Ratio* (E/P)

$$E/P = \frac{Earning\ per\ Share}{Closing\ Stock\ Price}$$

5. *Return on Assets* (ROA)

$$ROA = \frac{Net\ Income}{Total\ Asset} x100\%$$

6. *Return on Equity* (ROE)

$$ROE = \frac{Net\ Income}{Total\ Equity} x100\%$$

2.3. DATA ANALYSIS METHODS

Data analysis methods used in this study consisted of descriptive statistical analysis and multiple regression analysis. Data analysis was performed with the help of Statistical Package for Social Science (SPSS) using a 95% confidence level and fault tolerance level (alpha) of 5%.

2.4. ANALYSIS DESCRIPTIVE STATISTICS

Descriptive statistics provide a picture or a description of the data that is visible from the average value (mean), standard deviation, variance, maximum, minimum, sum, range, kurtosis, and skewness (kemencangan distribution)[17]. The data have been obtained were processed using statistical analysis is then presented in table form proportions.

2.5. REGRESSION ANALYSIS

This analysis aims to determine how much influence the independent variable on the dependent variable. The relationship between the dependent variable and several independent variables can be written in the following linear equation[17]:

$$RETURN_{it} = \alpha_0 + \alpha_1 MKTBASS_{it} + \alpha_2 MKTBEQ_{it} + \alpha_3 EPS_{it} + \alpha_4 CAPBVA_{it} + \alpha_5 ROA + \alpha_6 ROE + e$$

Description:

RETURN : *Stock Return*
MKTBASS : *Market to Book Value of Asset Ratio*
MKTBEQ : *Market to Book Value of Equity Ratio*
E/P : *Earning per Share/ Price Ratio*
CAPBVA : *Capital Expenditure to Book Value of Asset Ratio*
ROA : *Return on Assets*
ROE : *Return on Equity*

e : S*tandard error*

Subscript i,t : Identification on company i, on year t

2.6. EVIDENCE HYPOTHESIS

Testing the hypothesis in this study is done by using multiple regression analysis model (multiple regression analysis), which is conducted through the determination coefficient test, a significant test of the individual parameters (test statistic t) , and the simultaneous significance test (test statistic F)

2.7. CLASSICAL ASSUMPTION TEST

To avoid distortion, it is necessary to test the classical assumption. The classical assumption required is the normality test, autocorrelation, multicollinearity test and heteroscedasticity test.

3. RESULT AND DISCUSSION

This research was conducted by using the population service company property and real estate sectors listed in Indonesia Stock Exchange (BEI) in the period 2011 to 2013 with sampling using purposive sampling method. The data used are secondary data derived from the financial statements in 2011, 2012, 2013 through access in Indonesia Capital Market Electronic Library (ICaMEL) and look at the official website of the Indonesia Stock Exchange website address www.idx.co.id. On Table 1 shows the details of the acquisition sample service company property and real estate sector with the criteria determined in accordance with the needs analysis. Table 2 also shows the descriptive analysis result.

3.1. NORMALITY ANALYSIS

Table 3 shows the result of normality test. The residual based on this research is distributed normaly as described with significant value [*Asymp. Sig.* (*2-tailed*)] above 0.05 or 5%, this means the regression

model are decent to be used for it fufill the normality criteria.

3.2. CLASSIC ASSUMPTION ANALYSIS
Multicollinearity Analysis
Table 4 shows the result of multicollinearity test. The result shows $VIF \leq 10$, and $Tolerance \geq 0.10$ therefore all of the variables are free from multicollinearity issue which means there is no correlation between independent variables and therefore fufill the multicollinearity criteria.

Autocorrelation Analysis
Table 5 shows the result of autocorrelation test. The result shows value of D-W is 2.125. The value are located between -2 dan +2 thus this research are free from autocorrelation issue.

Heteroskedasticity Analysis
Figure 1 shows the dots are distributed randomly above 0 on axis Y therefore this regression are free from heteroskedasticity issue.

3.3. HYPOTHESIS ANALYSIS
Individual Parameter Analysis (Test Statistic t)
t test are used to determine the influence between independent variables individually toward dependent variable on significance level 0.05.
Following analysis of partial test for table 6
1. Market Value to Book of Asset Ratio (MKTBKASS) has a positive and significant impact on stock returns.
2. Market to Book Value of Equity (MKTBEQ) has a positive and significant impact on stock returns.
3. Capital Expenditures to Book Value of Assets (CAPBVA) has no significant negative effect on stock returns.
4. Earnings per Share (E / P) has no significant negative effect on stock returns.
5. Return on Assets (ROA) has no significant negative effect on stock returns.
6. Return on Equity (ROE) has a positive and significant impact on stock returns.
7. Based on the partial test, obtained a regression equation which is caused by the impact of the independent variable on the dependent variable. The following regression equation

$$Stock\ Return = 0.335 + 0.264\ MKTBASS \\ + 0.182\ MKTBEQ \\ - 0.201\ CAPBVA - 0.865\ EPS \\ - 2.920\ ROA + 2.146\ ROE \\ + 0.134$$

Interpretation:
1. Constant value (α) of 0335 states that if the independent variables held constant (fixed value), then the rate of Stock Return for 0335
2. The value of the regression coefficient MKTBASS (X1) is positive for 0264. It shows if there is an increase in the variable 1 unity MKTBASS the Stock Return to appreciate by 0264 with the assumption that the other variables remain valuable

3. The value of the regression coefficient MKTBEQ (X2) is positive for 0182. It shows if there is an increase in the variable 1 unity MKTBEQ the Stock Return to appreciate at -0182 with the assumption that the other variables remain valuable
4. The value of the regression coefficient CAPBVA (X3) is negative at -0201. It shows if there is an increase in the variable unity CAPBVA 1 then return Shares will depreciate at -0201 with the assumption that the other variables remain valuable
5. The value of the regression coefficient E / P (X4) is negative at -0865. It shows if there is an increase in the variable unity 1 E / P then Return Shares will depreciate at -0865 with the assumption that the other variables remain valuable
6. The value of the regression coefficient of ROA (X5) is negative at -2920. It shows if there is an increase in the variable ROA 1 unity then return Shares will depreciate at -2920 with the assumption that the other variables remain valuable.
7. The value of the regression coefficient ROE (X6) is positive for 2146. It shows if there is an increase in the variable unity ROE 1 then return Shares will appreciate by 2146 with the assumption that the other variables remain valuable

3.4. SIMULTANEOUS SIGNIFICANCE ANALYSIS (TEST STATISTIC F)
F statistic test used to determine whether all the independent variables included in the model have jointly influence on the dependent variable.
The results of statistical tests yield F for 3803 F with a significance level of 0.002. The significance level of less than 0.05 (<0.05), which can be concluded that the variables Market Value to Book of Asset (MKTBASS) , Market Value to Book of Equity (MKTBEQ) , Earnings per Share / Price Ratio (E / P) , Capital Expenditure to Book Value of Assets (CAPBVA) , Return on Assets (ROA) and Return on Equity (ROE) simultaneously and significant effect on Stock Return .

3.5. ANALYSIS OF COEFFICIENT OF DETERMINATION
Coefficient determination test is performed to measure the ability of the independent variables in explaining the dependent variable. Table 8 shows test results coefficient of determination
The test results demonstrate the value of the coefficient of determination of Adjusted R Square (Adjusted R2) of 0194, or 19.4 %. This value indicates that the variable can be explained Stock Return of 19.4 % by variable Market Value to Book of Asset (MKTBASS) , Market Value to Book of Equity (MKTBEQ) , Earnings per Share / Price Ratio (E / P) , Capital Expenditure to Book Value of Assets (CAPBVA) , Return on Assets (ROA) and Return on Equity (ROE) . The remaining 80.6 % (100 % - 19.4 %) is explained by other factors that are not included in the regression model of this study.

Table 1: Details on Sample

KRITERIA	JUMLAH
Property and real estate company listed in Indonesian Stock Exchange periode 2011-2013	54
Company age less than 5 years	(10)
Company with stock return = 0	(5)
Company with negative equity and net income	(5)
Total property and real estate company used as samples	34

Table 2: Statistic Descriptive Analysis Result

Descriptive Statistics

	N	Minimum	Maximum	Mean	Std. Deviation
Return_Saham	102	.000	2.158	.43005	.463260
MKTBKASS	102	.000	3.959	1.27548	.615615
MKTBKEQ	102	.000	3.838	1.40989	.996764
CAPBVA	102	.000	.338	.03534	.061020
E/P	102	.003	.502	.09293	.076921
ROA	102	.005	.254	.06536	.041973
ROE	102	.008	.524	.13699	.094503
Valid N (listwise)	102				

Source: output SPSS 20.0

Table 3: Normality Test

One-Sample Kolmogorov-Smirnov Test

		Unstandardized Residual
N		102
Normal Parameters[a,b]	Mean	0E-7
	Std. Deviation	.41598739
Most Extreme Differences	Absolute	.155
	Positive	.155
	Negative	-.130
Kolmogorov-Smirnov Z		1.565
Asymp. Sig. (2-tailed)		.015

Table 4: Multicollinearity Test

Coefficients[a]

Model		Unstandardized Coefficients		Standardized Coefficients	T	Sig.	95.0% Confidence Interval for B		Collinearity Statistics	
		B	Std. Error	Beta			Lower Bound	Upper Bound	Tolerance	VIF
1	(Constant)	.335	.134		2.494	.014	.068	.601		
	MKTBKASS	.264	.084	.351	3.158	.002	.098	.430	.687	1.455
	MKTBKEQ	-.182	.055	-.392	3.334	.001	-.291	-.074	.613	1.631
	CAPBVA	-.201	.771	-.026	-.260	.795	-1.732	1.331	.822	1.217
	E/P	-.865	.812	-.144	-1.066	.289	-2.476	.746	.467	2.139
	ROA	-2.920	2.117	-.265	-1.379	.171	-7.123	1.283	.231	4.335
	ROE	2.146	1.058	.438	2.029	.045	.046	4.246	.182	5.485

a. Dependent Variable: Return_Saham
Source: Output SPSS 20.0

Table 5: Autocorrelation Test

Model Summary[b]

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Durbin-Watson
1	.440[a]	.194	.143	.428923	2.125

a. Predictors: (Constant), ROE, CAPBVA, MKTBKASS, MKTBKEQ, E/P, ROA

b. Dependent Variable: Return_Saham
Source: Output SPSS 20.0
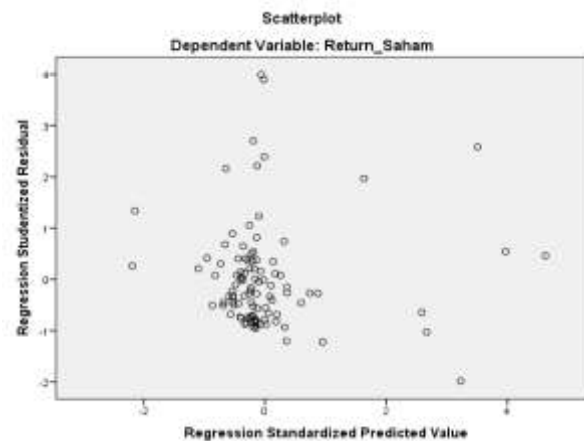
Source: Output SPSS 20.0
Fig 1: Graph Scatterplot

Table 6: t Test Analysis

Coefficients[a]

Model	Unstandardized Coefficients		Standardized Coefficients	T	Sig.	95.0% Confidence Interval for B		Collinearity Statistics	
	B	Std. Error	Beta			Lower Bound	Upper Bound	Tolerance	VIF
(Constant)	.335	.134		2.494	.014	.068	.601		
MKTBKASS	.264	.084	.351	3.158	.002	.098	.430	.687	1.455
MKTBKEQ	-.182	.055	-.392	3.334	.001	-.291	-.074	.613	1.631
1 CAPBVA	-.201	.771	-.026	-.260	.795	-1.732	1.331	.822	1.217
E/P	-.865	.812	-.144	-1.066	.289	-2.476	.746	.467	2.139
ROA	-2.920	2.117	-.265	-1.379	.171	-7.123	1.283	.231	4.335
ROE	2.146	1.058	.438	2.029	.045	.046	4.246	.182	5.485

Dependent Variable: Return_Saham
Source: Output SPSS 20.0

Table 7: F Test

ANOVA[a]

Model		Sum of Squares	Df	Mean Square	F	Sig.
	Regression	4.198	6	.700	3.803	.002[b]
1	Residual	17.478	95	.184		
	Total	21.676	101			

a. Dependent Variable: Return_Saham
b. Predictors: (Constant), ROE, CAPBVA, MKTBKASS, MKTBKEQ, E/P, ROA
Source: Output SPSS 20.0

Table 8: Coefficient Determination Test Result

Model Summary[b]

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Durbin-Watson
1	.440[a]	.194	.143	.428923	2.125

a. Predictors: (Constant), ROE, CAPBVA, MKTBKASS, MKTBKEQ, E/P, ROA
b. Dependent Variable: Return_Saham
Source: Output 20.00

4. DISCUSSION

After some testing, the results of these tests can be summarized as follows

Effect of Market Value to Book of Assets Ratio (MKTBKASS) of the Stock Return

The ratio between the market value to book value of assets (MKTBKASS) reflects the company's investment opportunities (Norpratiwi, 2004). This can be explained by the relationship that the lower MKTBKASS the higher value of Investment Opportunity Set (IOS) company. [14]also found that the higher the ratio of market value to book value of assets, the higher the value of the IOS, thus able to provide information to investors. The results of this study proved that the market value to book value of assets (MKTBKASS) has a significant effect on stock

returns on company property and real estate in IDX. This is in line and support the research that has been done by [1][13][4] which has been proved that the ratio MKTBKASS have a significant influence on stock return variables.

Effect of Market Value to Book of Equity Ratio (MKTBEQ) of the Stock Return

The ratio of market value to book value of equity (MKTBKEQ) reflecting the investment opportunities for a company. [18]prove that the difference in the market value of equity to book value reflects the investment opportunities [1]. This proxy can be explained also that the magnitude of returns from existing assets and investments are expected in the future may exceed the return of the desired equity[4].

The results of this study proved that the ratio of market value to book value of equity (MKTBKEQ) has a significant effect on stock returns on company property and real estate in IDX. This is in line and support the research that has been done by [4][13][1] which has been proved that the ratio MKTBKEQ have a significant influence on stock return variables.

Effect of Capital Expenditure to Book Value of Assets (CAPBVA) of the Stock Return

The ratio of capital expenditure to book value of assets (CAPBVA) using real investment as the size of the book value of fixed assets and additional fixed assets. This ratio is proxied as the ratio reflecting investment opportunities for a company with an opportunity for additional capital through real investment in the form of fixed assets [1]. For a company, the value of the investment opportunities can also be analyzed through the addition of fixed assets invested in one or more periods. If the company is categorized as a company grows, the direct investment opportunities can be evidenced by the presence of additional capital through additional fixed assets [4].

The results of this study proved that the ratio of capital expenditure to book value of assets (CAPBVA) does not have a significant effect on stock returns on company property and real estate in IDX. This is in line and support the research that has been conducted by [4][13] which has been proved that the ratio CAPBVA has no significant influence on stock return variables. But not in line and support the research that has been done by [1] which has been proved that the ratio CAPBVA have significant influence on stock return variables.

Effect of Earnings per Share / Price Ratio (E / P) of the Stock Return

Ratio of Earnings per Share / Price Ratio (E / P) or the ratio of earnings per share of the stock market price is equal to the size IOS ratio of book value to market value [1].[19]in[1] model the value of the equity in the amount of income from assets in place.

The results of this study proved that the ratio of earnings per share / price ratio (E / P) does not have a significant effect on stock returns on company property and real estate in IDX. This is in line and support the research that has been done by [4][1]

which has been proved that the ratio E / P does not have a significant influence on stock return variables. But not sehalan and support research [13]which has been proved that the ratio E / P has a significant influence on stock return variables.

Influence Return on Assets (ROA) of the Stock Return

Return on Assets (ROA) is a profitability ratio that is used to measure the effectiveness of the company in generating profits by exploiting its assets. The larger the value of ROA shows the better performance of the company because of the greater stock return. This demonstrates the ability of the invested capital as a whole can be used to generate profit [20]

The results of this study proved that the return on assets (ROA) does not have a significant effect on stock returns on company property and real estate in IDX. This is in line and support the research that has been done by [21]which has been proved that the ROA does not have a significant influence on stock return variables. But not in line and support the research that has been done by [22][20] which has been proved that the ROA has a significant influence on stock return variables.

5. CONCLUSION

1. Market Value to Book of Assets Ratio (MKTBKASS) positive and significant effect on stock returns. These results support the research of [4][13][1].
2. Market Value to Book of Equity Ratio (MKTBKEQ) positive and significant effect on stock returns. These results support the research that has been conducted by [4][13][1]
3. Capital Expenditure to Book Value of Assets (CAPBVA) negative effect and no significant effect on stock returns. These results support the research that has been conducted by [4][1]
4. Earnings per Share / Price Ratio (E / P) and a negative effect on stock returns are not significant. These results support the research that has been done [4][1]
5. Return on Assets (ROA) and a negative effect on stock returns are not significant. These results support the research that has been done by [21]
6. Return on Equity (ROE) is a positive and significant effect on stock returns. This study is in line with [20][22]

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