PILGRIMS PRIDE CORP
Form 8-K
April 26, 2004

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, DC 20549

FORM 8-K

CURRENT REPORT

PURSUANT TO SECTION 13 OR 15(d) OF THE

SECURITIES EXCHANGE ACT OF 1934

Date of report (Date of earliest event reported): April 26, 2004

PILGRIM S PRIDE CORPORATION

(Exact Name of Registrant as Specified in its Charter)

Delaware (State of Other Jurisdiction of Incorporation)	**1-9273** (Commission File Number)	**75-1285071** (IRS Employer Identification No.)

110 South Texas Street **Pittsburg, Texas** (Address of Principal Executive Offices)	**75686-0093** (ZIP Code)

Registrant s telephone number, including area code: **(903) 855-1000**

Item 9. Regulation FD Disclosure

Attached hereto as Exhibit 99.1 is certain supplemental historical financial information of Pilgrim s Pride Corporation, including quarterly information regarding net sales by primary market line.

Exhibit Number	Description
99.1	Supplemental Historical Financial Information

Signatures

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: April 26, 2004

PILGRIM S PRIDE CORPORATION

By: /s/ Richard A. Cogdill

Richard A. Cogdill
Executive Vice President, Chief Financial Officer,

Secretary and Treasurer

Exhibit Index

Exhibit Number	Description
99.1	Supplemental Historical Financial Information

3,061,073

4,451

3,249,006

701,301

173,267

Land Held for Develop.
—

17,054

—

17,054

—

—

—

—

17,054

115

—

Corporate Property
—

—

—

—

—

—

—

5,476

5,476

3,719

—

Total Properties
200

$
197,588

$
2,948

$
200,536

$
2,682,268

$
378,805

$
3,061,073

$
9,927

$
3,271,536

$
705,135

$
173,267

(1) Includes two assets held for sale as of December 31, 2014 of approximately $13.3 million (gross) and accumulated depreciation of $4.5 million, three asset held for sale as of December 31, 2013 of approximately $17.0 million (gross) and accumulated depreciation of $10.2 million; and one assets held for sale as of December 31, 2012 of $9.6 million (gross) and accumulated depreciation of $6.3 million.

(2) Total assets as of December 31, 2014 have an estimated aggregate total cost of $3.3 billion for federal income tax purposes.

(3) Depreciation is provided for on a straight-line basis on buildings and improvements over 3.3 to 39.0 years, lease intangibles over 1.0 to 93.1 years, personal property over 1.9 to 15.8 years, and land improvements over 15.0 to 38.1 years.

(4) Includes unamortized premium of $3.2 million and unaccreted discount of $2.5 million as of December 31, 2014.

(5) A reconciliation of Total Property and Accumulated Depreciation for the twelve months ended December 31, 2014, 2013 and 2012 follows:

	Year Ended December 31, 2014 (1)		Year Ended December 31, 2013 (1)		Year Ended December 31, 2012 (1)	
(Dollars in thousands)	Total Property	Accumulated Depreciation	Total Property	Accumulated Depreciation	Total Property	Accumulated Depreciation
Beginning Balance	$3,084,166	$642,320	$2,830,931	$586,920	$2,831,732	$536,682
Additions during the period:						
Real Estate acquired	166,290	2,272	314,159	1,046	104,810	1,079
Other improvements	55,340	105,257	58,849	97,255	55,299	94,250
	40,247	1,536	—	—	—	—

Acquisition through Foreclosure						
Land held for development	—	26	—	26	—	26
Construction in Progress	—	—	—	—	5,608	—
Retirement/dispositions:						
Real Estate	(74,507)	(46,276)	(111,656)	(42,927)	(128,325)	(45,117)
Disposal of previously consolidated VIE	—	—	—	—	(38,193)	—
Land held for development	—	—	(8,117)	—	—	—
Ending Balance	$3,271,536	$705,135	$3,084,166	$642,320	$2,830,931	$586,920

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Schedule IV – Mortgage Loans on Real Estate as of December 31, 2014

(Dollars in thousands)

Description	Interest Rate	Maturity Date	Periodic Payment Terms	Original Face Amount	Carrying Amount (2)	Balloon
Permanent Mortgage Loans:						
Medical office building in Nevada (1)	6.50 %	9/30/2017	(1)	$1,900	$1,900	$1,650
Total Mortgage Loans					$1,900	

(1) Interest only until maturity. The borrower is required to make a $0.3 million principal reduction in 2015. Principal payments may be made during term without penalty with remaining principal balance due at maturity.

(2) A rollforward of Mortgage loans on real estate for the three years ended December 31, 2014 follows:

	Year Ended December 31,		
(Dollars in thousands)	2014	2013	2012
Balance at beginning of period	$125,547	$162,191	$97,381
Additions during period:			
New or acquired mortgages	1,900	4,241	11,200
Increased funding on existing mortgages	1,244	58,731	78,297
	3,144	62,972	89,497
Deductions during period:			
Scheduled principal payments	—	—	(16)
Principal repayments and reductions (3)	(5,605)	(2,413)	(14,812)
Principal reductions due to acquisitions (4) (5)	(81,213)	(97,203)	(9,859)
Foreclosed mortgage note receivable (6)	(39,973)	—	—
	(126,791)	(99,616)	(24,687)
Balance at end of period (7)	$1,900	$125,547	$162,191

(3) Principal repayments for the years ended December 31, 2014, 2013 and 2012 include unscheduled principal reductions on mortgage notes of $5.6 million, $2.4 million and $14.8 million, respectively.

(4) In September, 2013, the Company acquired an orthopedic facility in Missouri for $102.6 million, including the elimination of the construction mortgage note receivable totaling $97.2 million. In May 2012, the Company purchased a medical office building in Texas. Concurrent with the acquisition, the Company's construction mortgage note receivable totaling $9.9 million, which secured the building, was repaid.

(5) In May 2014, the Company acquired a medical office building in Oklahoma for $85.4 million, including the elimination of the construction mortgage note receivable totaling $81.2 million and cash consideration of approximately $4.2 million.

(6) In March 2014, the Company acquired a medical office building in Iowa in satisfaction of a $40.0 million mortgage note receivable that matured on January 10, 2014. The cash flows from the operations of the property were sufficient to pay the Company interest from the maturity date through the date of the transfer of ownership to the Company at the 7.7% fixed interest rate plus an additional 3% of interest for the default interest rate. The Company did not recognize any of the $1.5 million exit fee receivable that was due upon maturity of the mortgage note receivable.

(7) Total mortgage loans as of December 31, 2014 had an aggregate total cost of $1.9 million for federal income tax purposes.